



MOSSWOOD COMMUNITY CENTER & PARK MASTER PLAN

Workshop 06

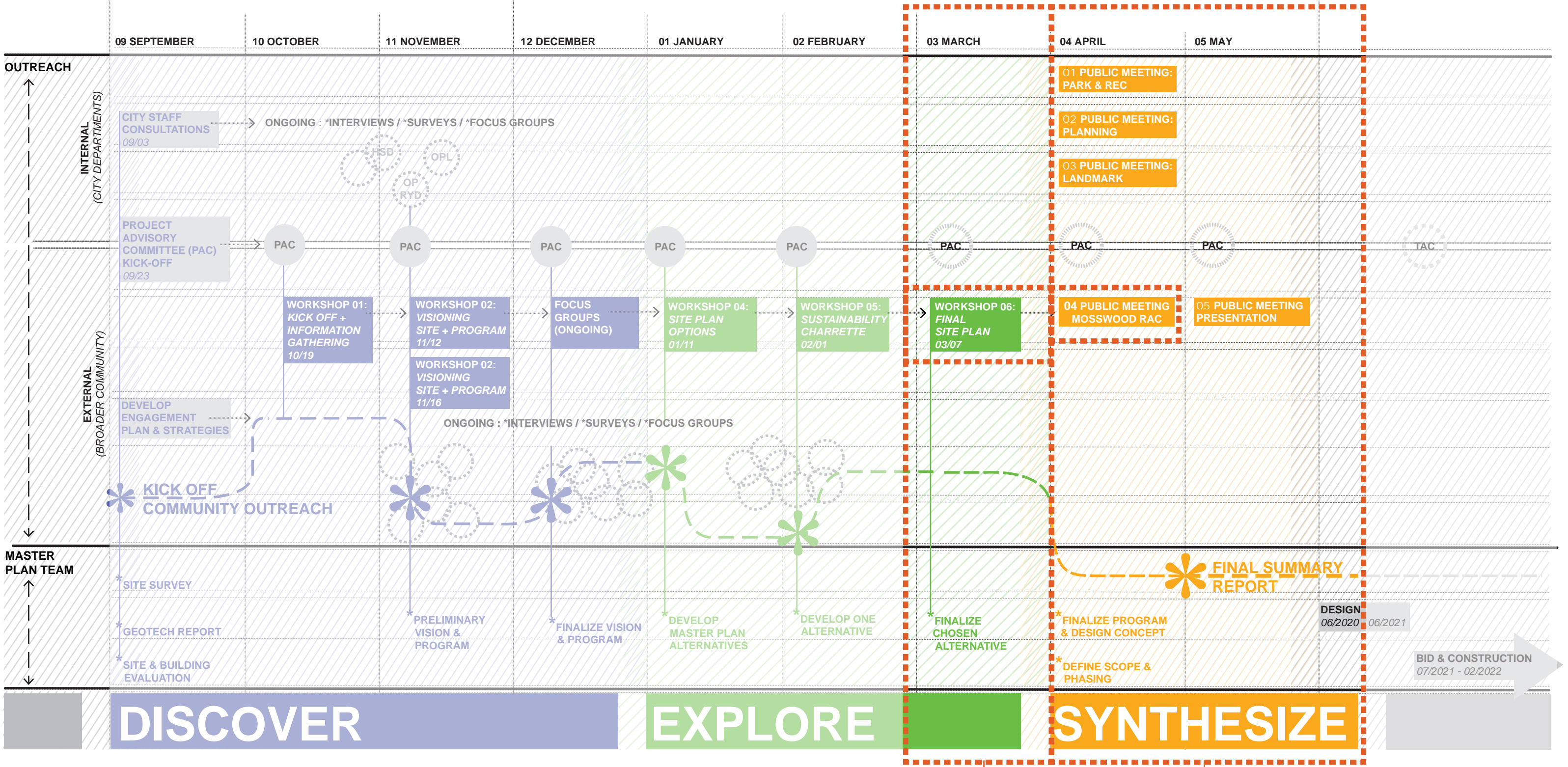
March 07, 2020

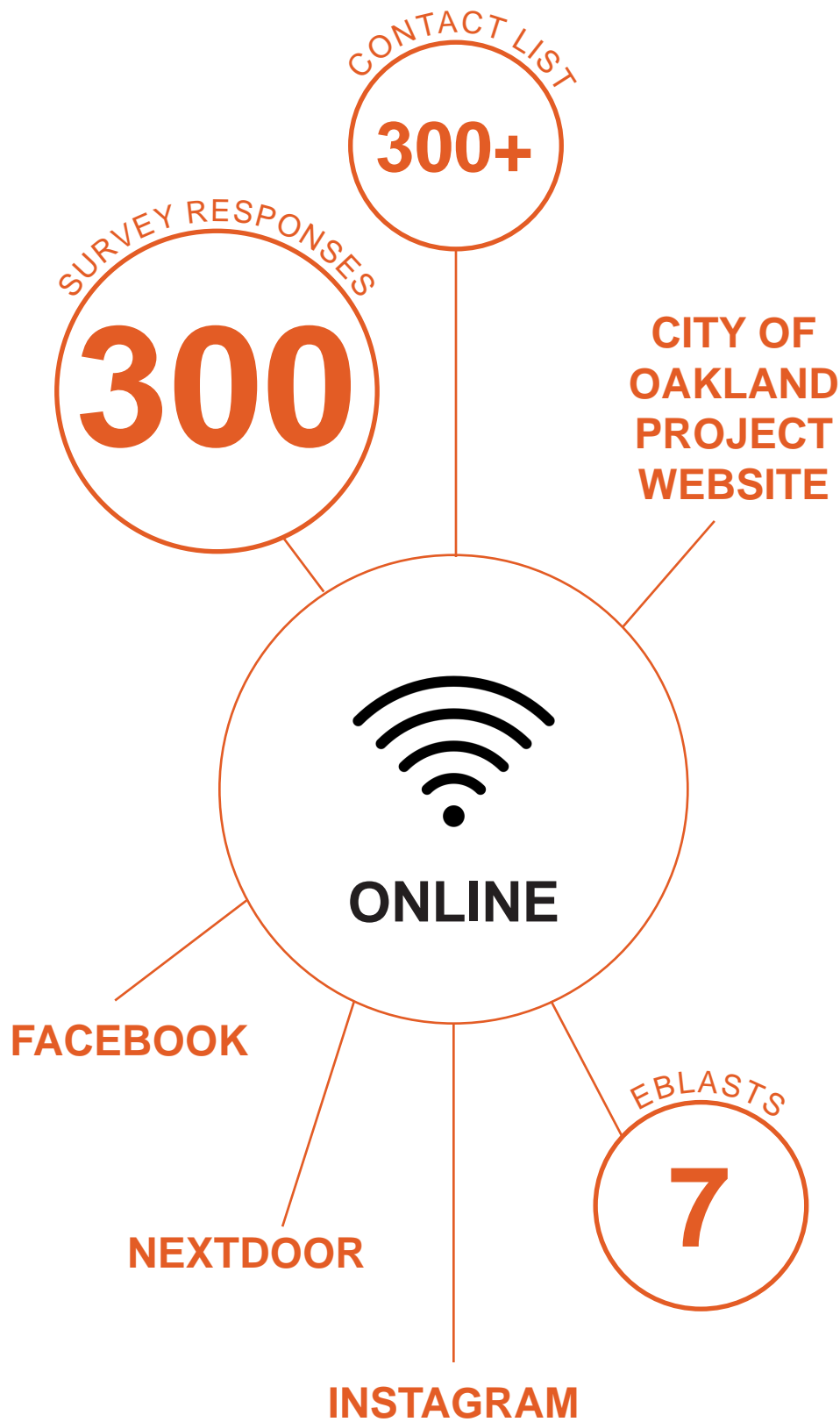


LMS^A



PRE-DESIGN: START-UP **LISTENING, VISIONING, & PROGRAMMING** **PARK MASTER PLAN & CONCEPT DESIGN** **DESIGN & CONSTRUCTION**
SUMMER 2020 - SPRING 2022





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COMMUNITY OUTREACH SUMMARY



- Workshop 5 held Saturday 02/01/20 11am-1pm
- 32 people attended including 10 children
- Activities included report back presentation, presentation of site plan options, a children's collage activity, and the evaluation of site plans based on 4 themes: Program Building & Site, Ecology & Sustainability, Access & Inclusion and Stories & History



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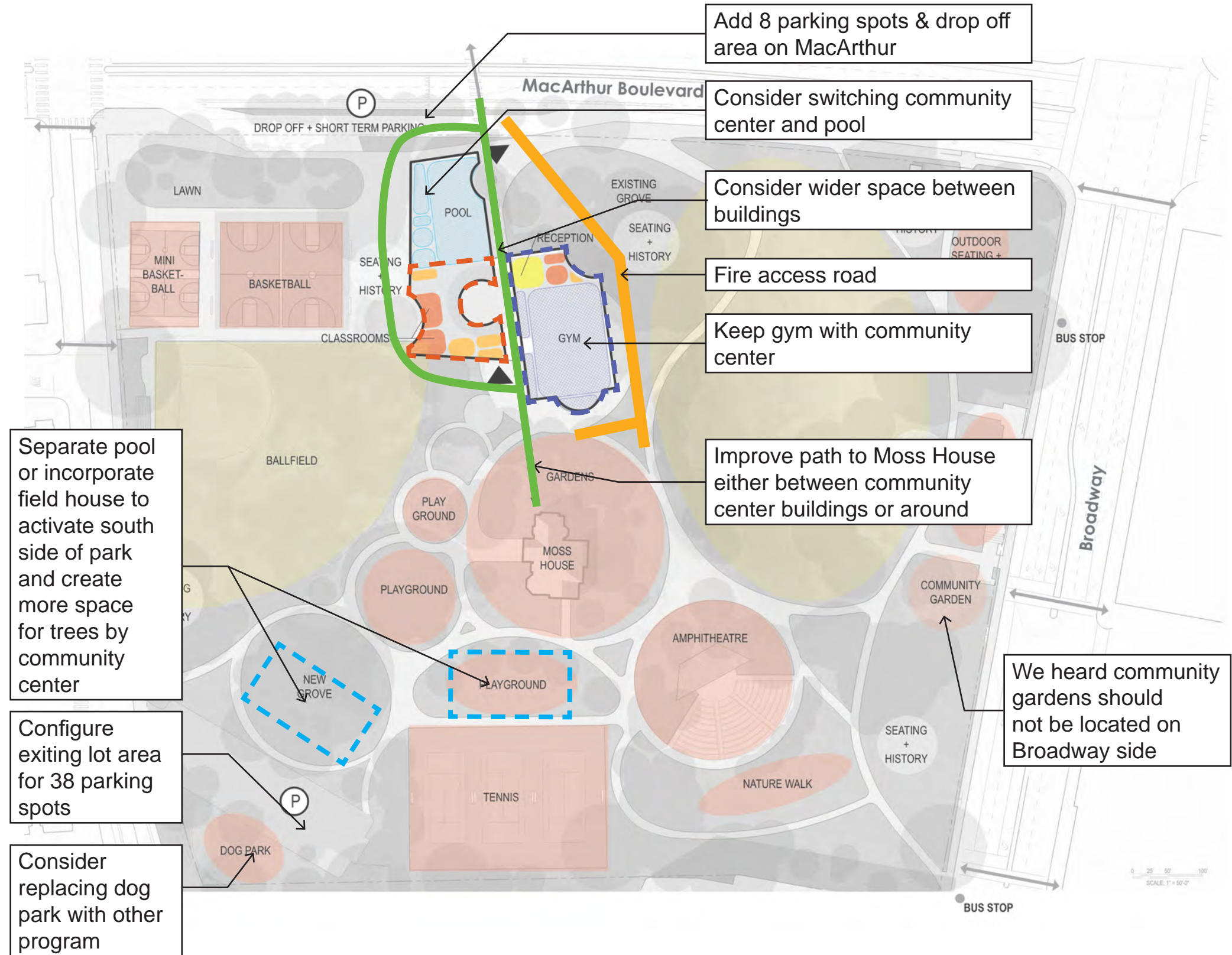
WORKSHOP 5 SUMMARY

NATURE PAVILION

1

COMMUNITY & TECHNICAL FEEDBACK

- Strong relationship to the trees and many opportunities to connect with the outdoors
- Visibility from MacArthur is great but main entrance should be closer to MacArthur
- Like that it does not displace many landscape program elements
- South area of park still does not feel activated, especially tennis and amphitheatre
- Moss House is very visible from inside the building
- Temp rec center can still be used during construction
- Requires electrical service upgrade
- Utility connection from MacArthur
- Taller trees impact PV panels on roof
- Outdoor utility yard requires vehicle access from street

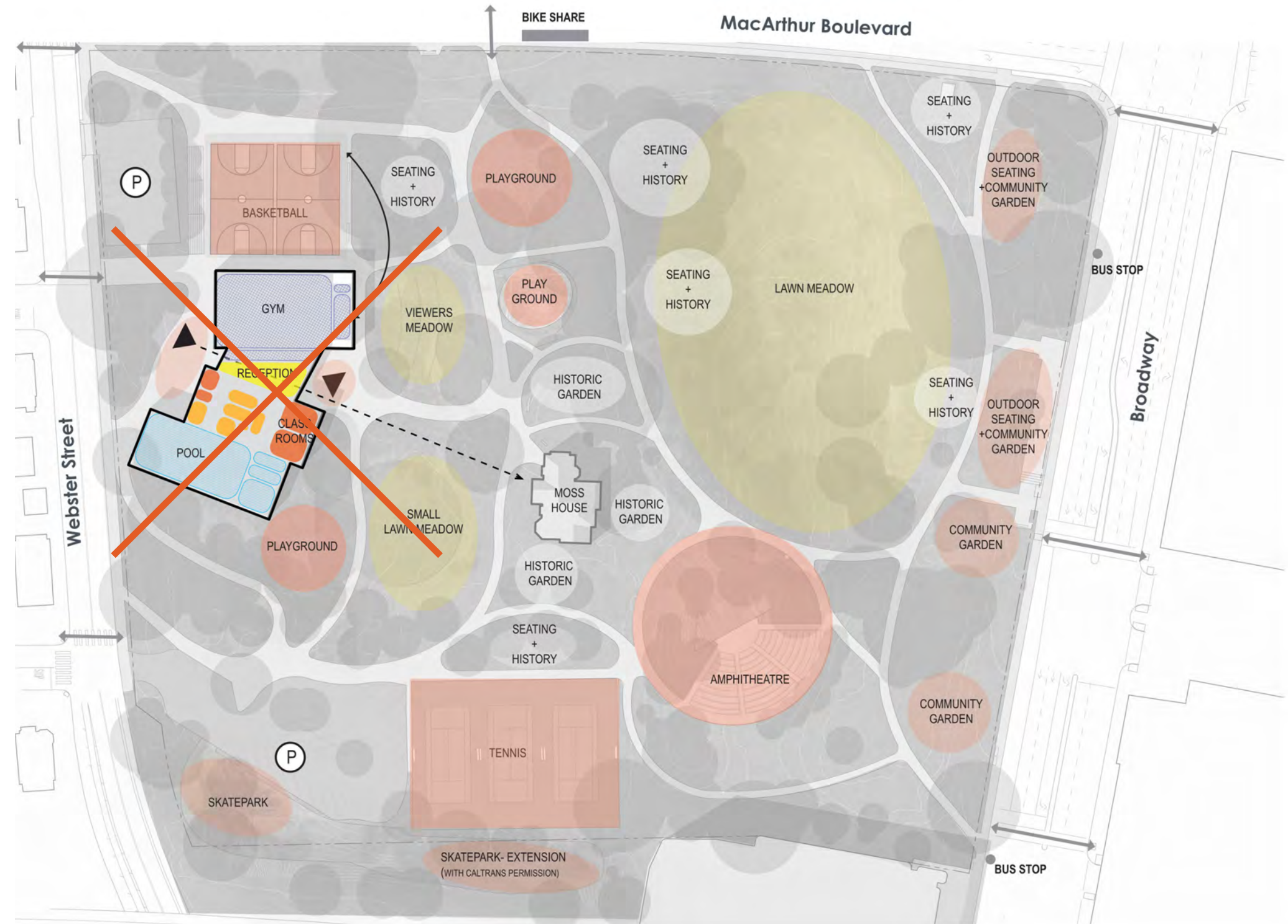


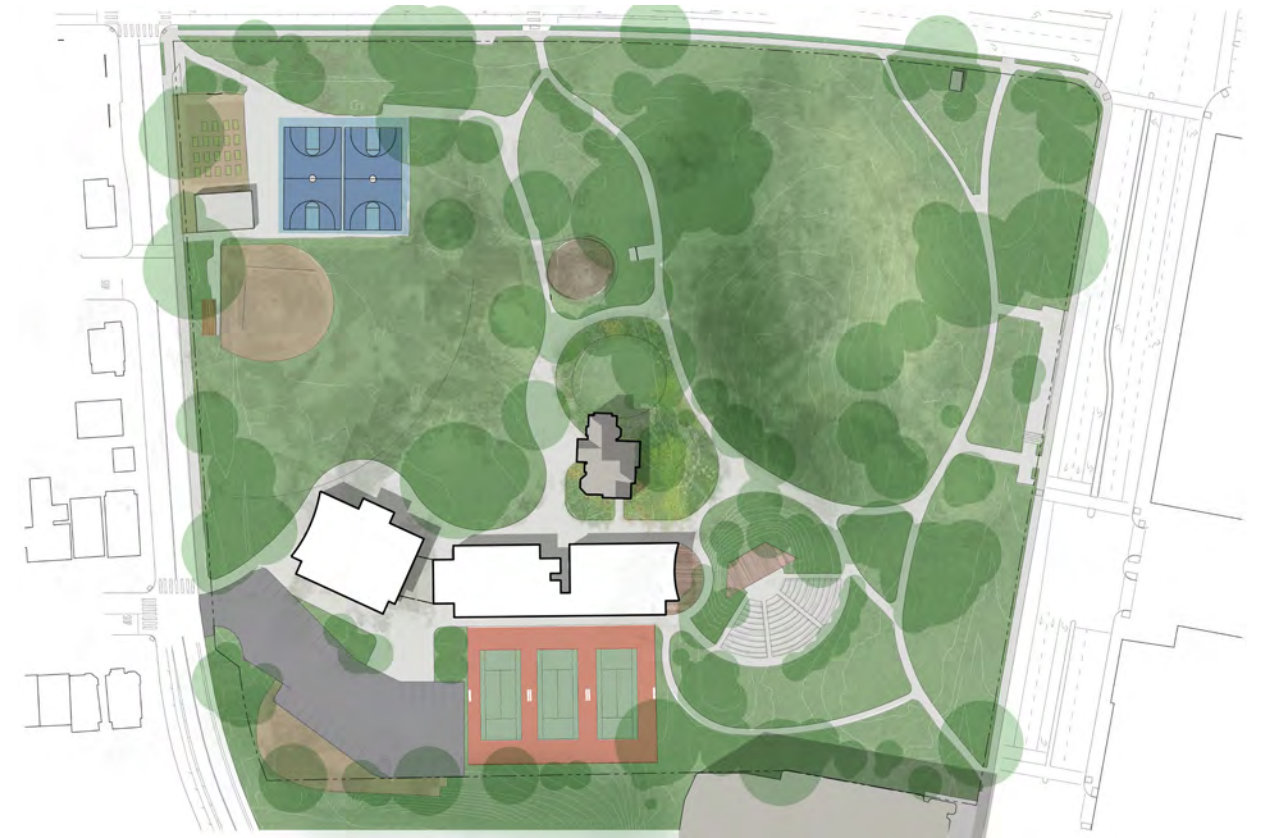
COMMUNITY BEACON

3

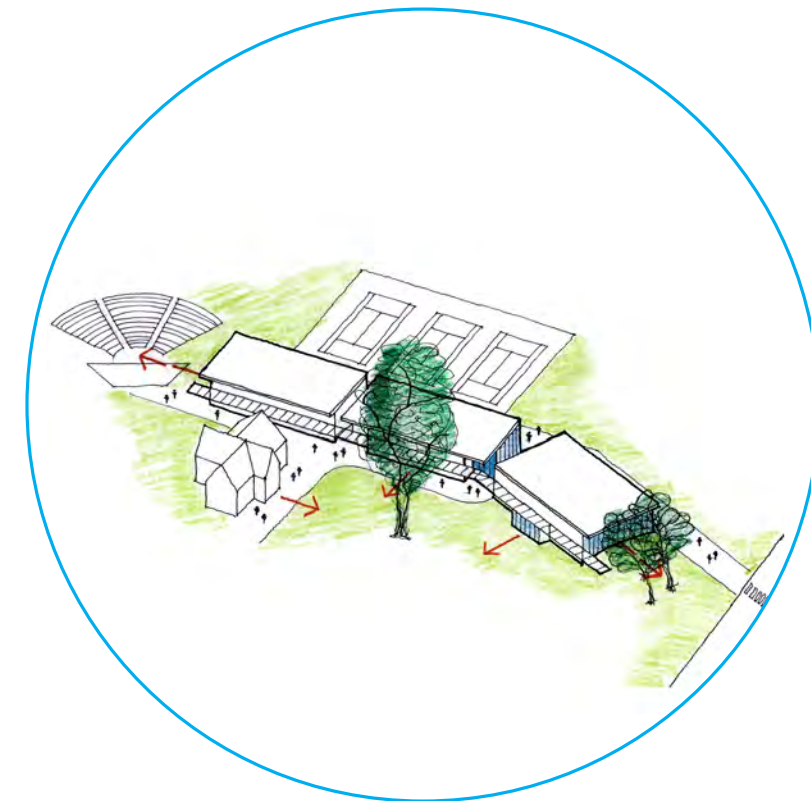
COMMUNITY & TECHNICAL FEEDBACK

- Eliminating or displacing the ball field is not an option





Nature Pavilion



Dialogue with History



PAC Meeting & Meeting with OPRYD staff



Focus Groups - Art & History

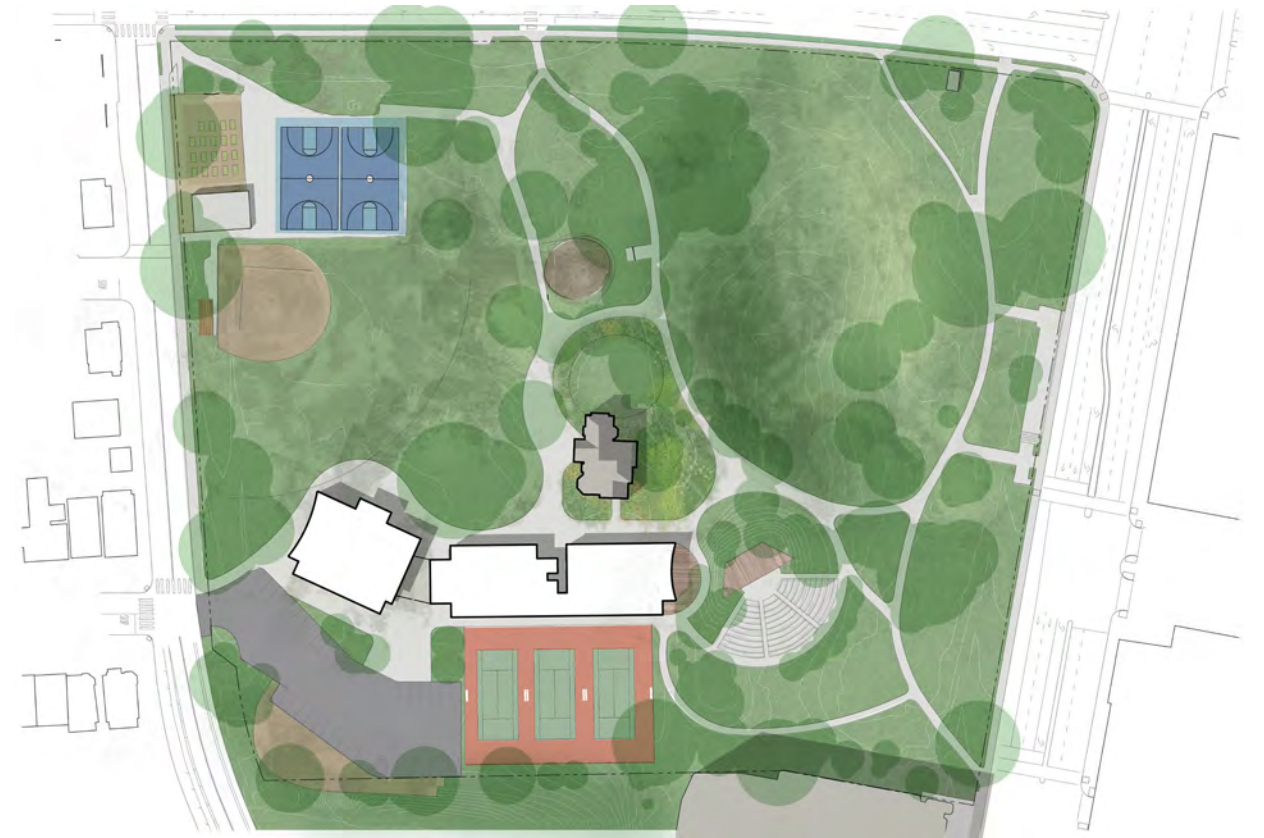


Outreach - Black Joy Parade, Creative Mornings, East Bay Express

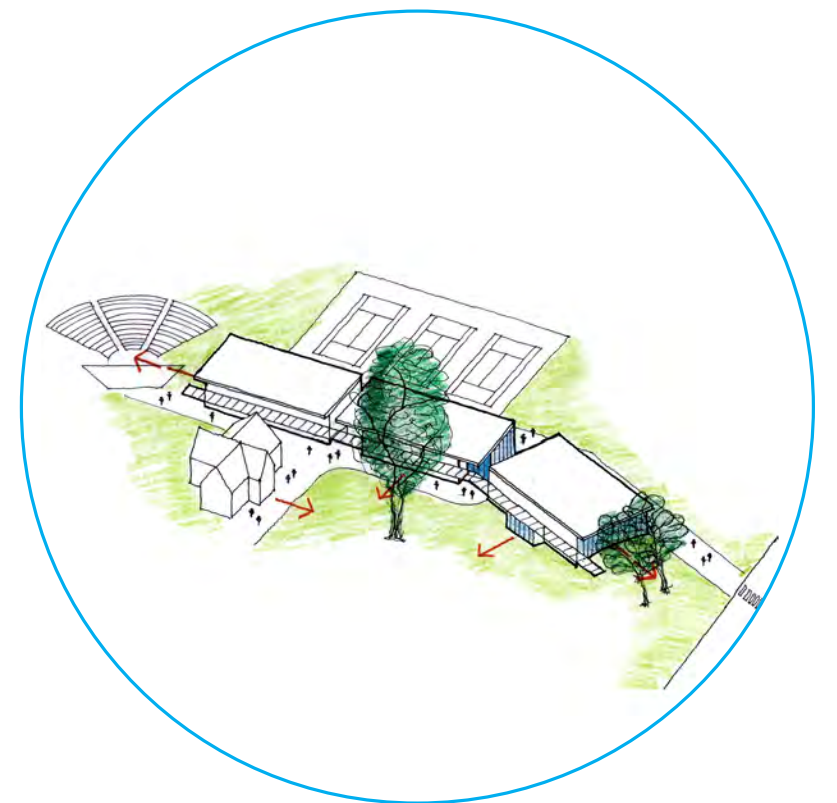




Nature Pavilion

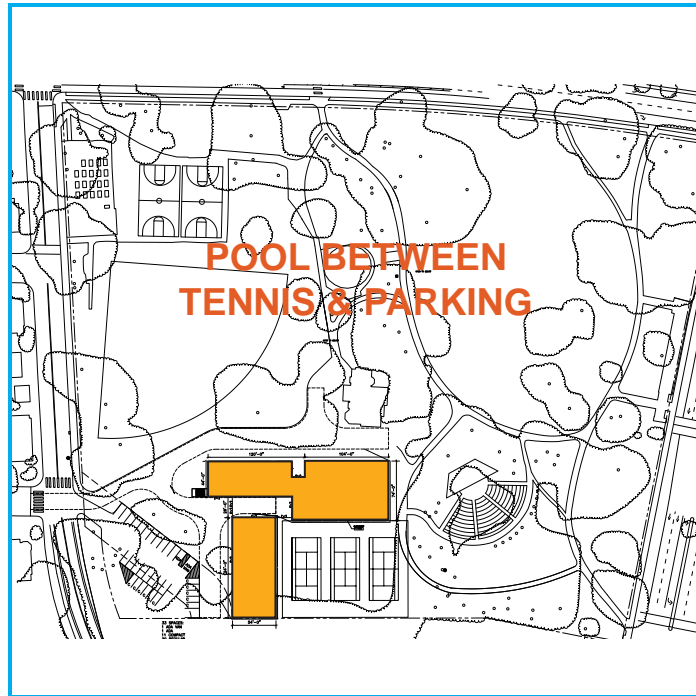
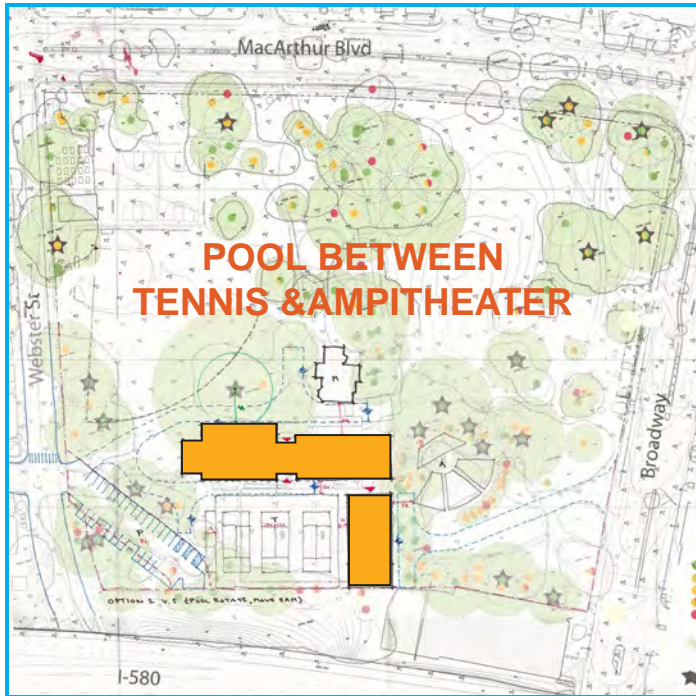
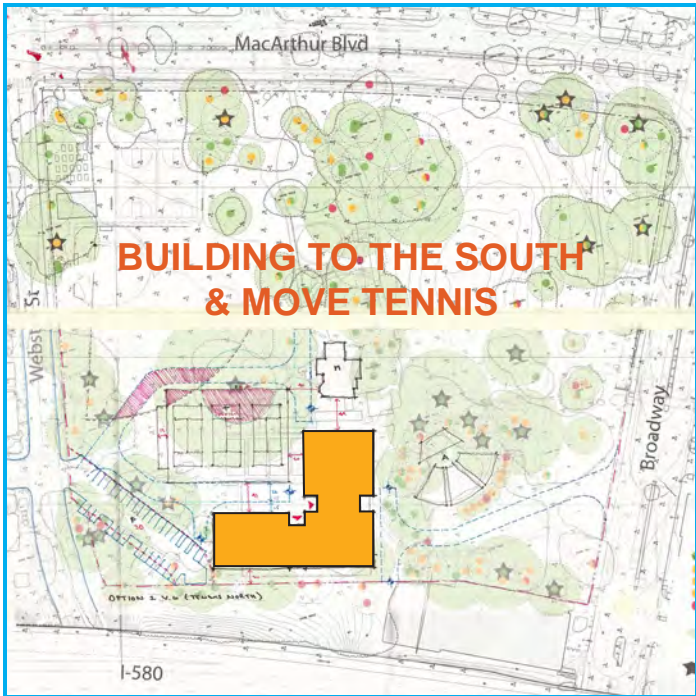
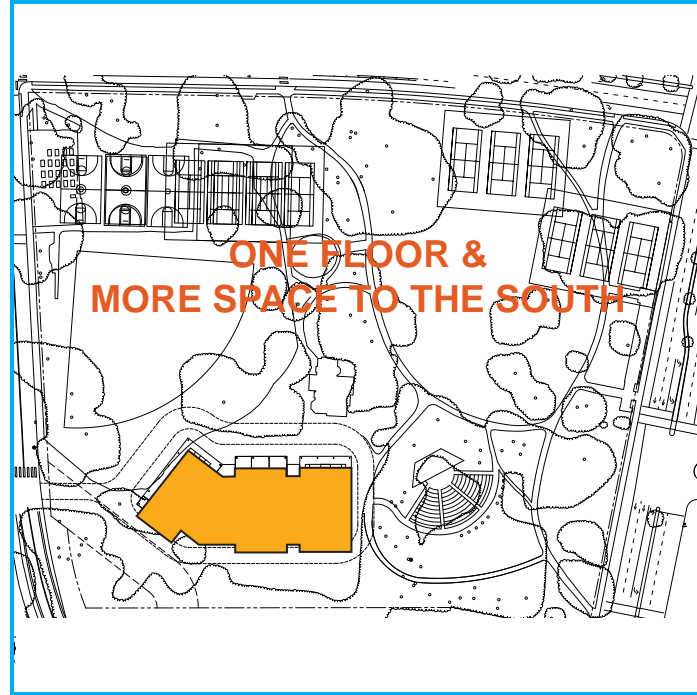
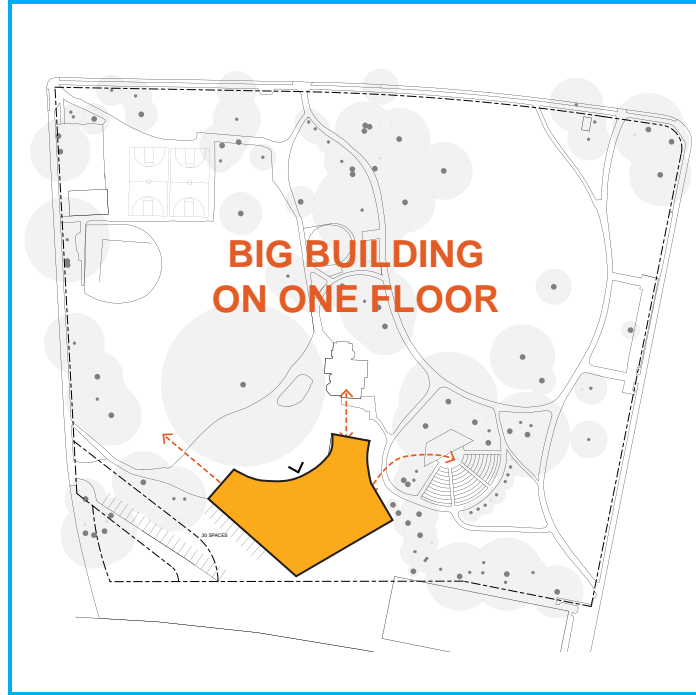
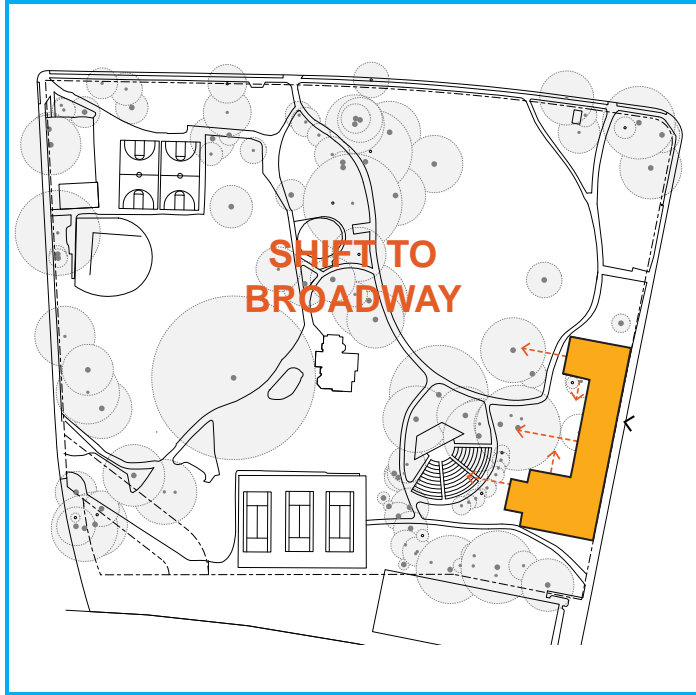
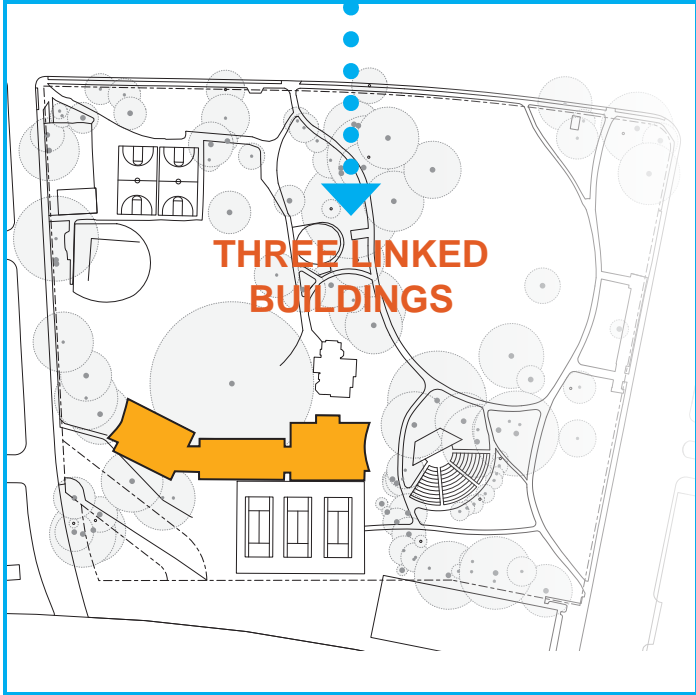


- Proximity to areas of the park most in need of activation
- Proximity to Moss House
- Safe parking close to building
- Reuse of existing recreation center site creates efficiencies
- Needs improved relationship to tennis courts and better east-west connection



Dialogue with History

WORKSHOP 5



TODAY

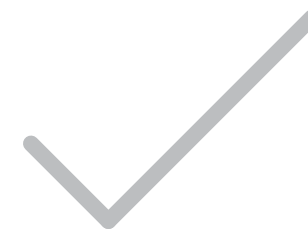
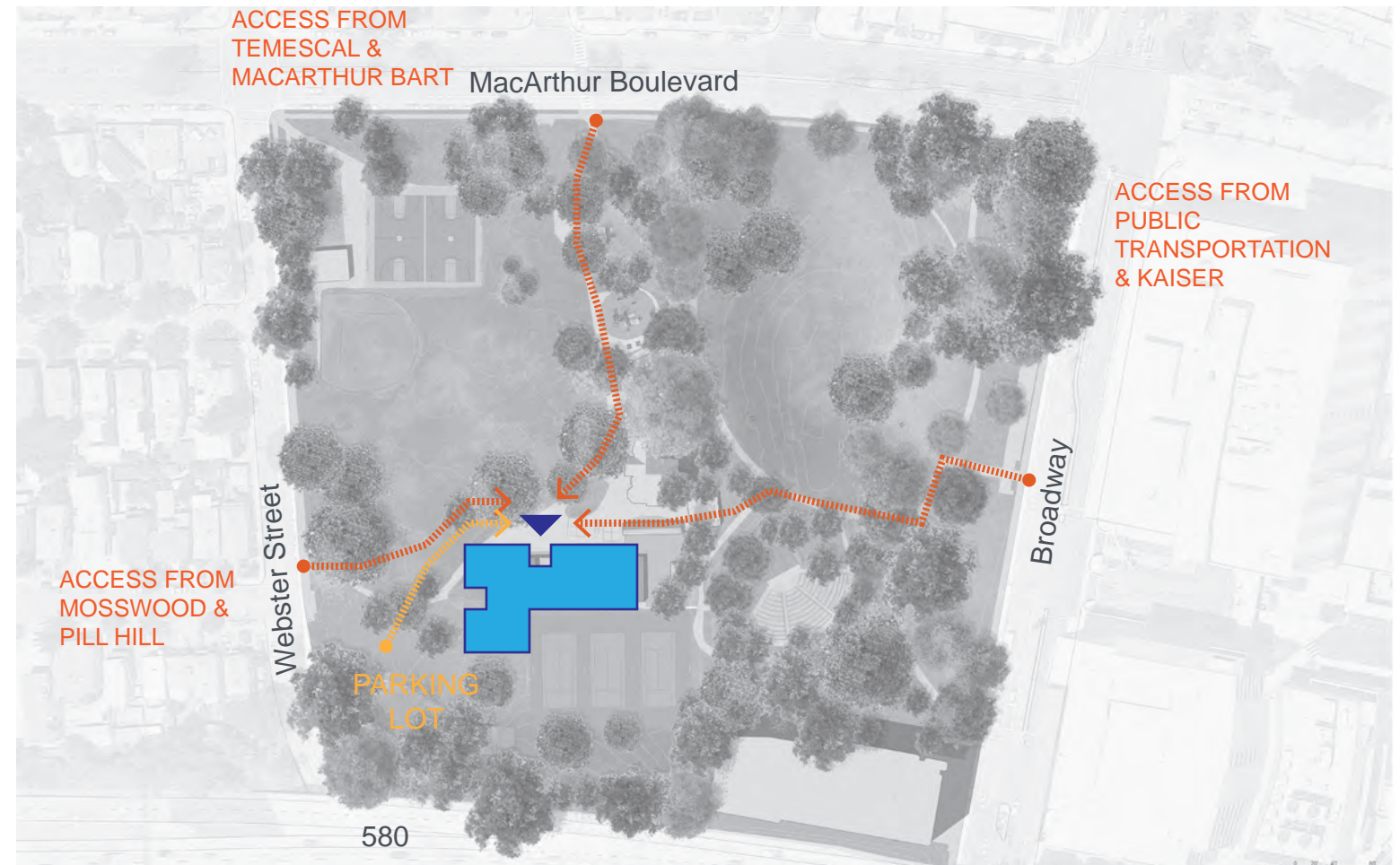
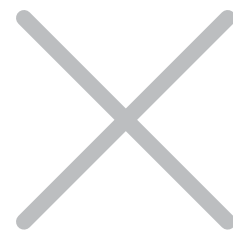
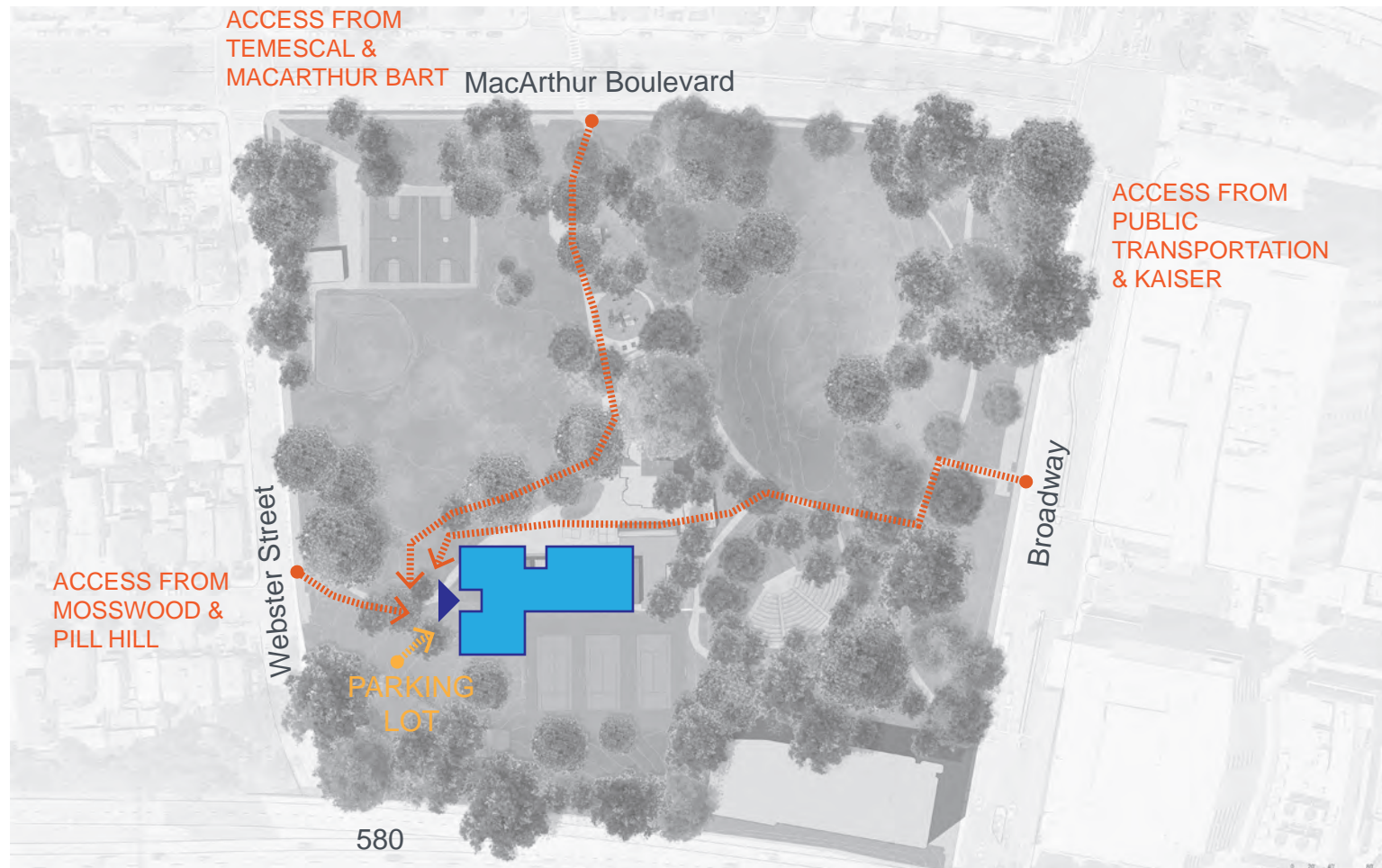


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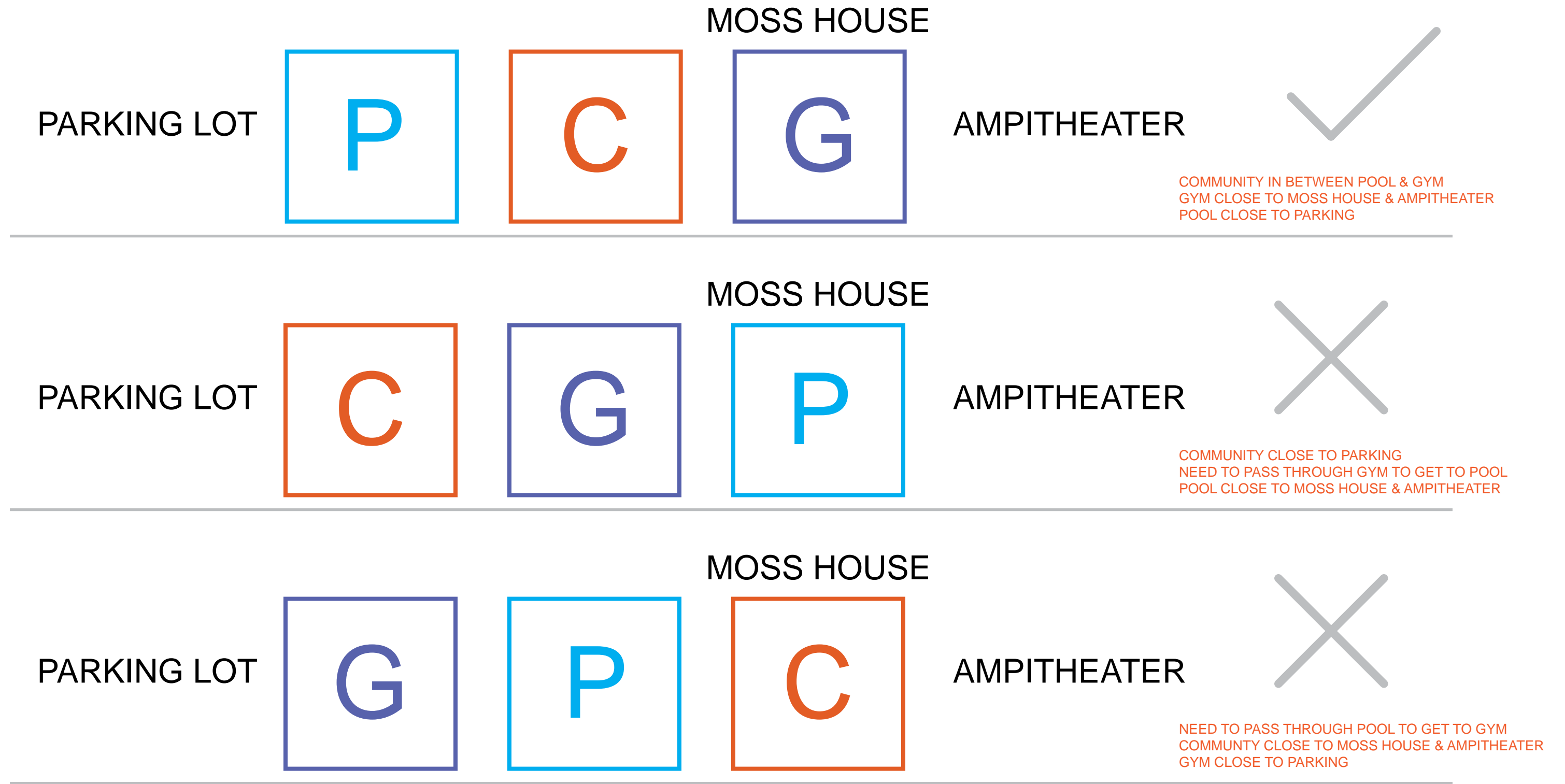


EXPLORING OPTIONS

WHERE SHOULD THE BUILDING ENTRY BE?



HOW SHOULD THE MAIN BUILDING FUNCTIONS RELATE TO ONE ANOTHER & OTHER PARK FEATURES?



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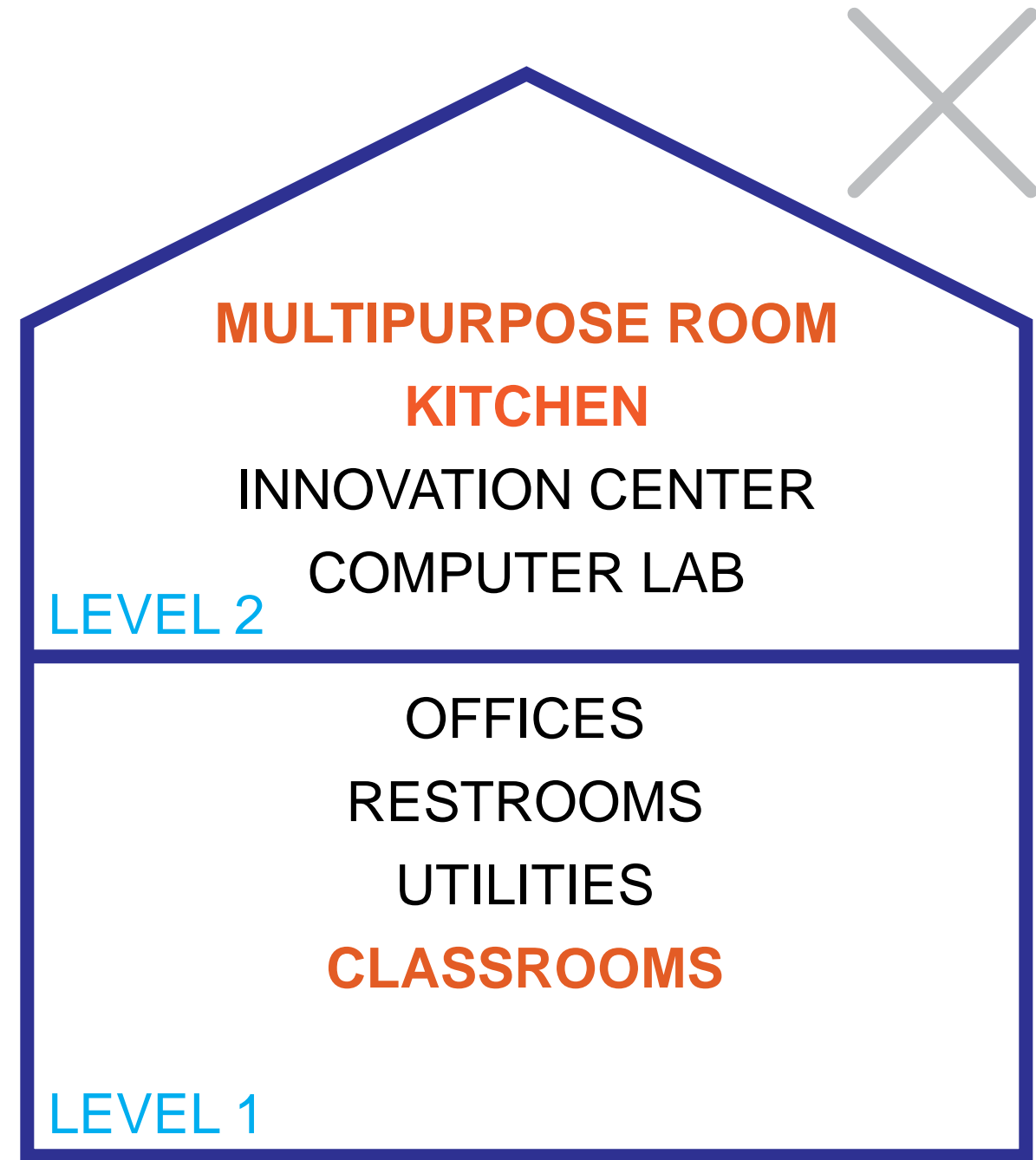
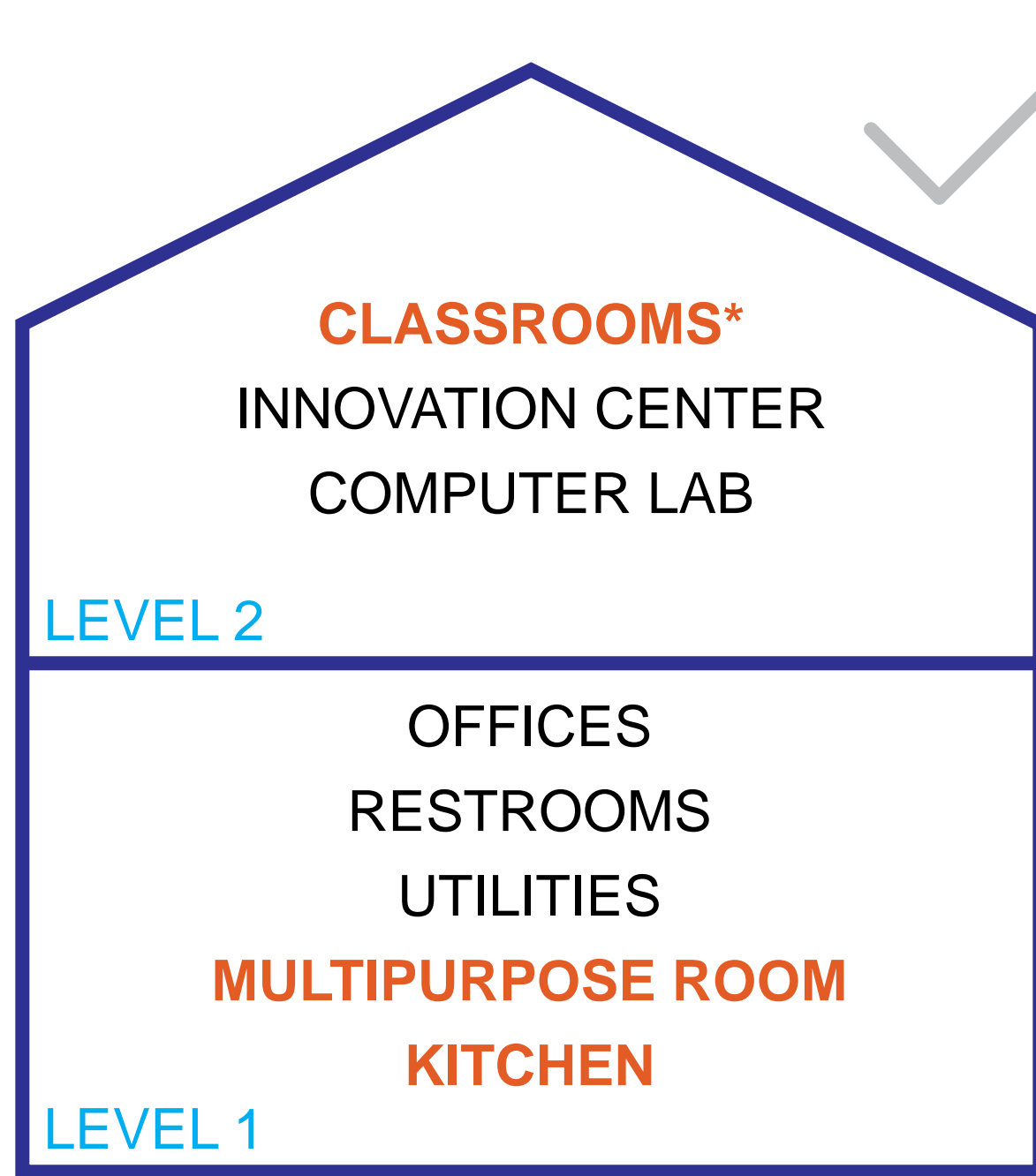
ART IS

LMS^A



PROGRAM RELATIONSHIPS

IN A TWO-STORY BUILDING, WHAT SHOULD GO UPSTAIRS AND WHAT SHOULD GO DOWNSTAIRS?



* PER BUILDING CODE, EDUCATIONAL SPACES FOR KINDERGARTEN THROUGH SECOND GRADE MUST HAVE TWO DEDICATED EXTERIOR EXIT STAIRS IF LOCATED ON THE SECOND STORY



CITY OF OAKLAND



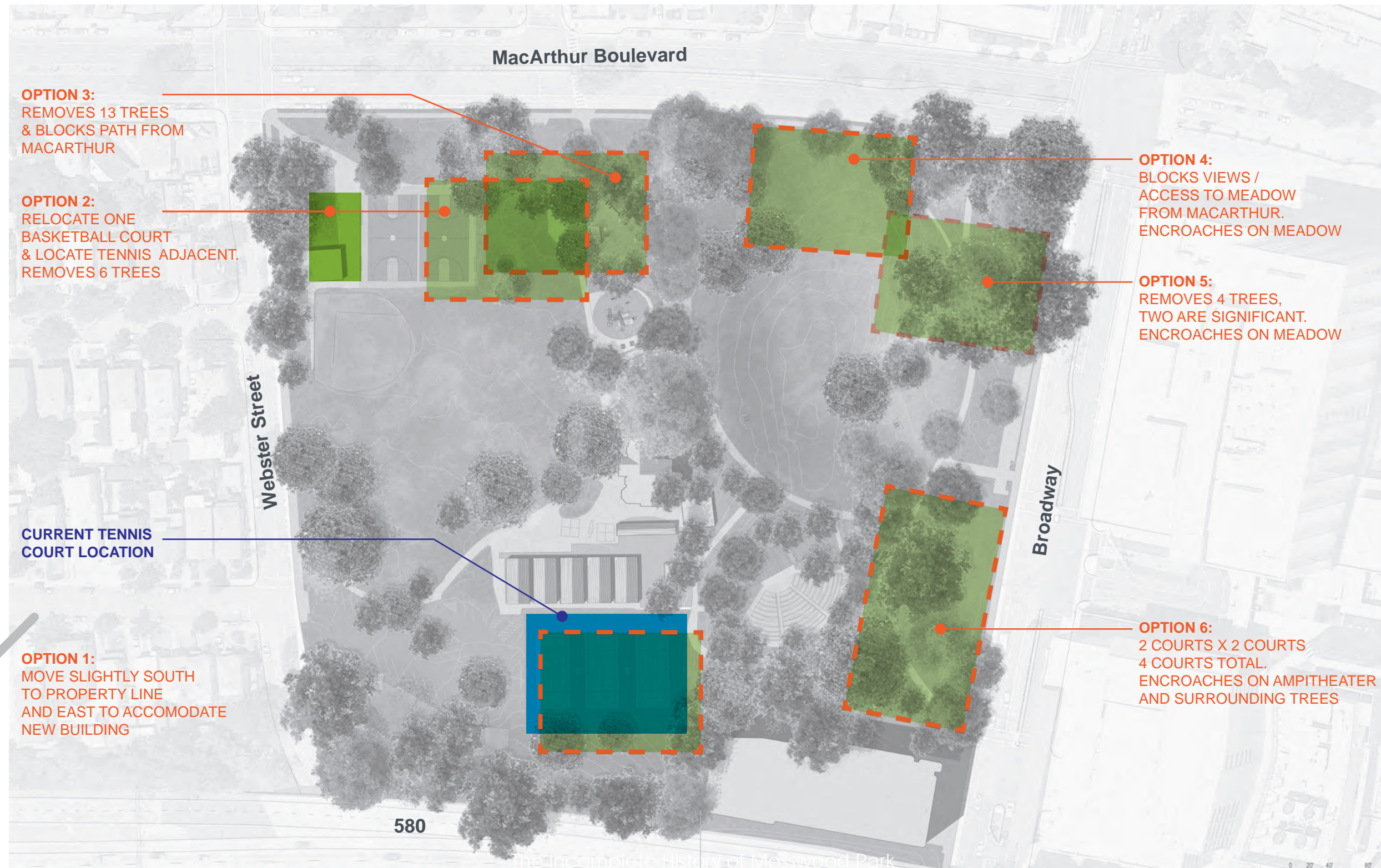
ART IS

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PROGRAM ADJACENCIES

IF WE RELOCATE THE TENNIS COURTS, WHERE ELSE CAN THEY GO?



OPTION 3:
REMOVES 13 TREES
& BLOCKS PATH FROM
MACARTHUR

OPTION 2:
RELOCATE ONE
BASKETBALL COURT
& LOCATE TENNIS ADJACENT.
REMOVES 6 TREES

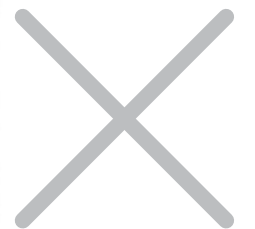
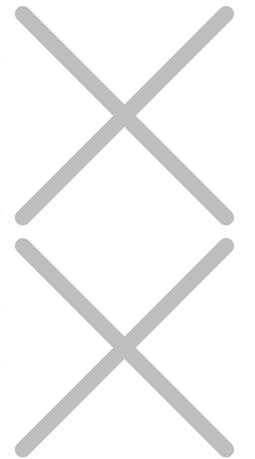
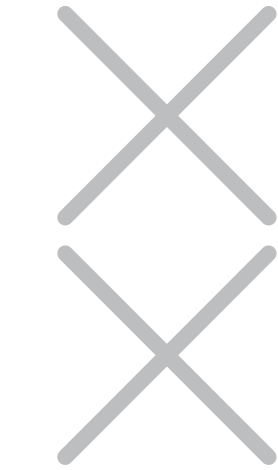
**CURRENT TENNIS
COURT LOCATION**

OPTION 1:
MOVE SLIGHTLY SOUTH
TO PROPERTY LINE
AND EAST TO ACCOMMODATE
NEW BUILDING

OPTION 4:
BLOCKS VIEWS /
ACCESS TO MEADOW
FROM MACARTHUR.
ENCROACHES ON MEADOW

OPTION 5:
REMOVES 4 TREES,
TWO ARE SIGNIFICANT.
ENCROACHES ON MEADOW

OPTION 6:
2 COURTS X 2 COURTS
4 COURTS TOTAL.
ENCROACHES ON AMPITHEATER
AND SURROUNDING TREES





SPACES

NETWORKS

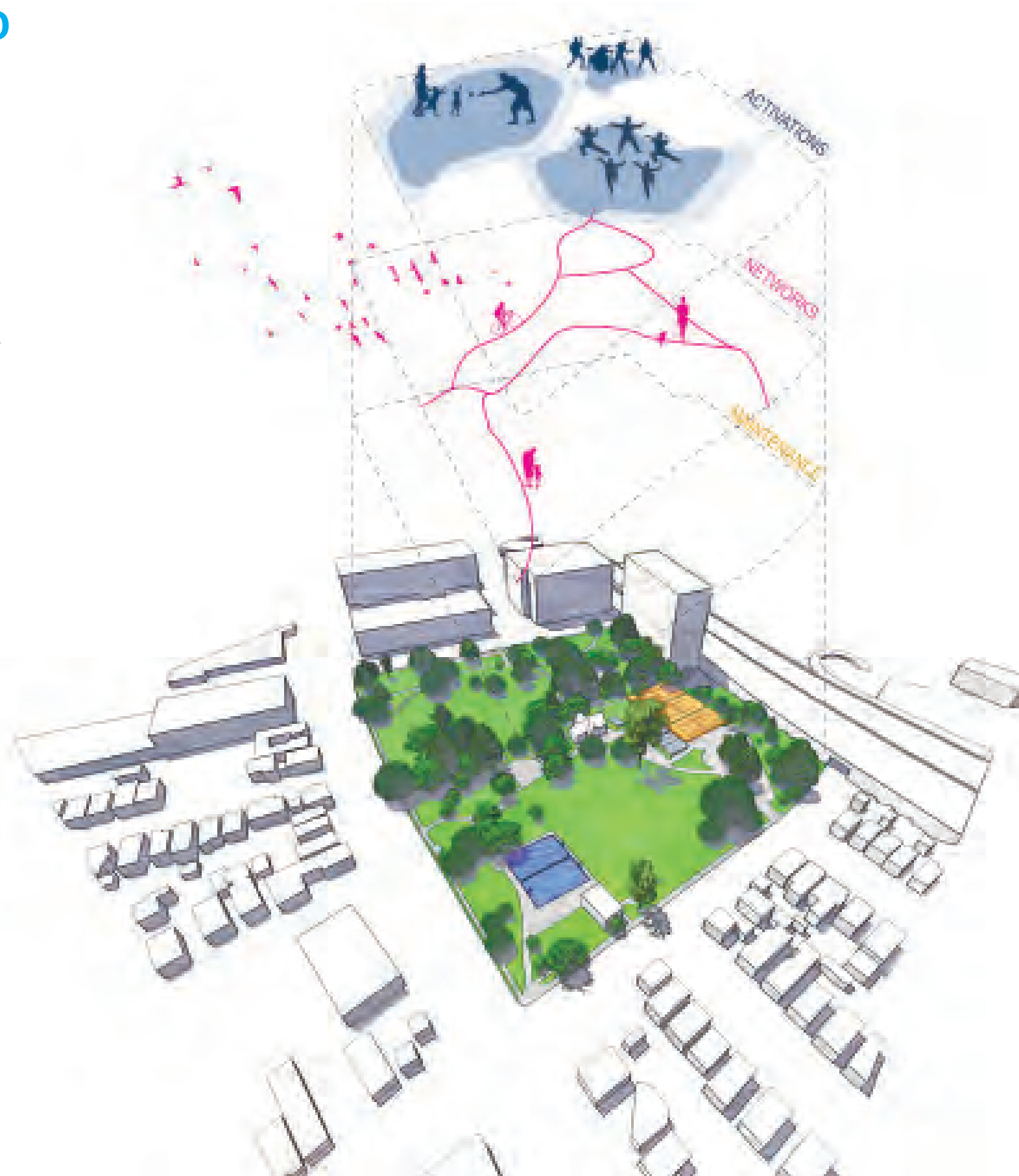
MAINTENANCE

ACTIVATIONS

LANDSCAPE CATEGORIES

**FOCUS ON THE SPACES AND
THE CIRCULATION.**

**HOW THEY MIGHT
POSITIVELY OR NEGATIVELY
IMPACT MAINTENANCE
AND OPPORTUNITIES FOR
ACTIVATIONS?**





MacArthur Boulevard

Webster Street

Broadway

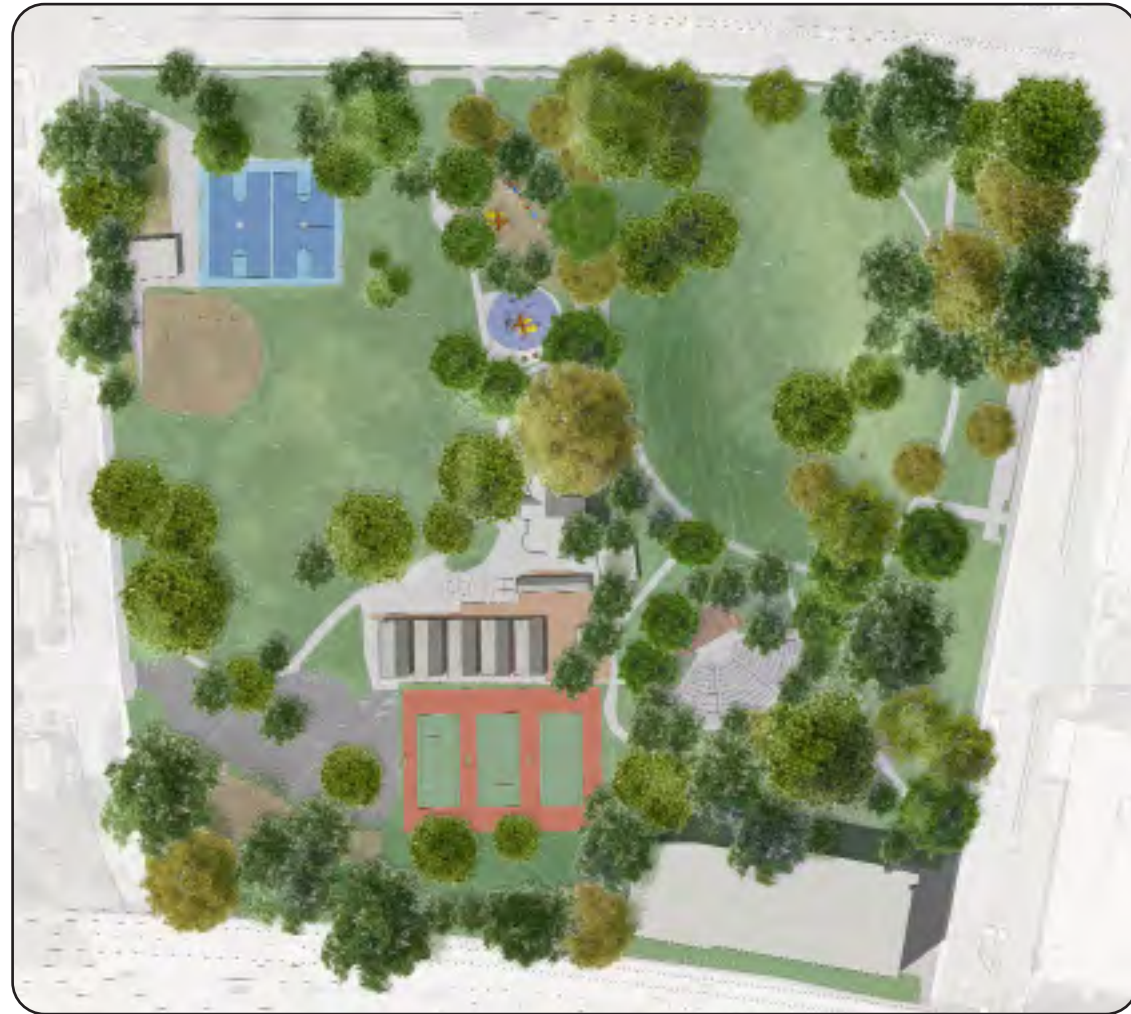
580



0 20 40 80

MASTERPLAN

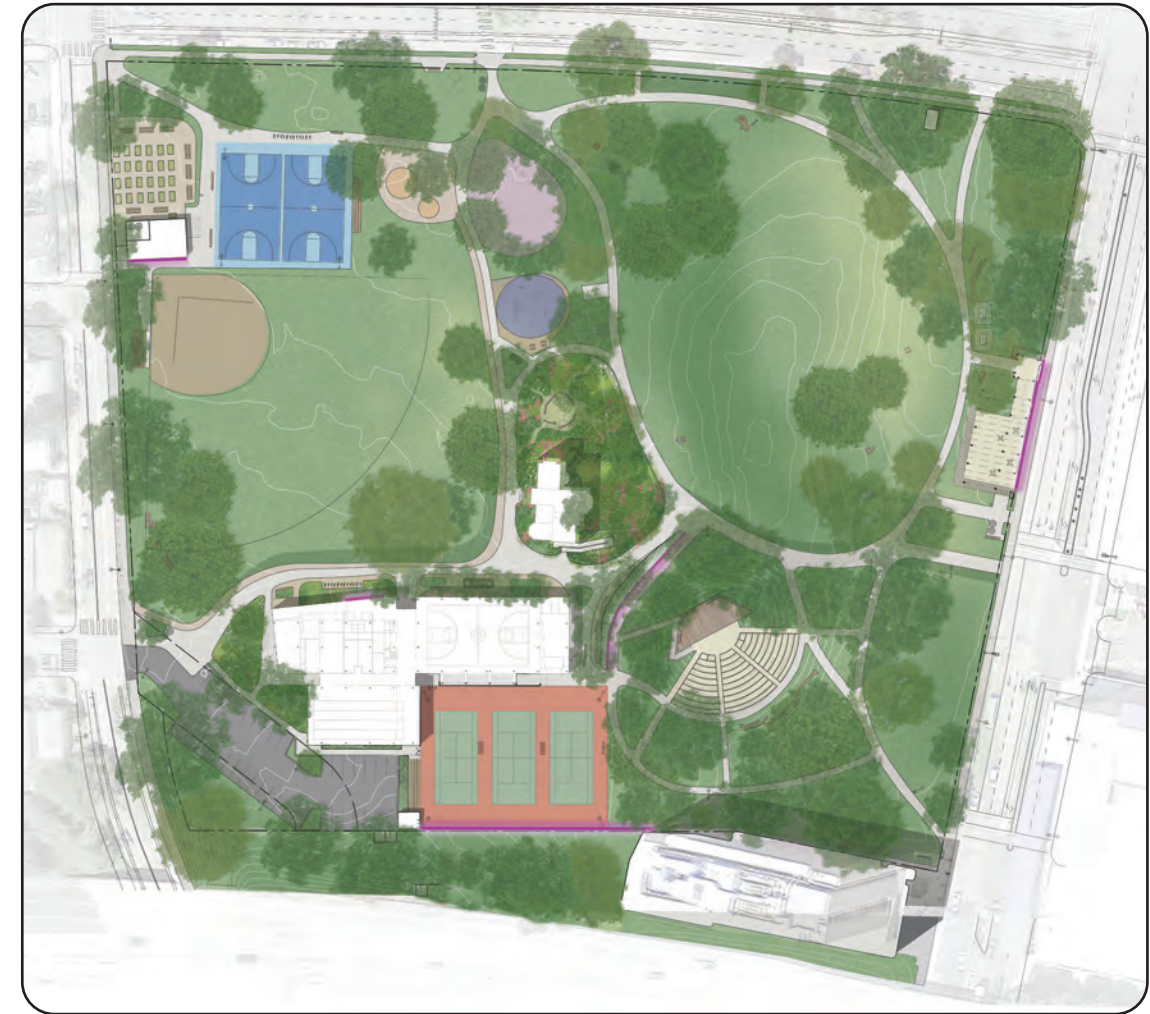
EXISTING



Maintained

- Significant Tree Canopy
- ALL existing uses except dog park
- Open space
- Number of parking spaces

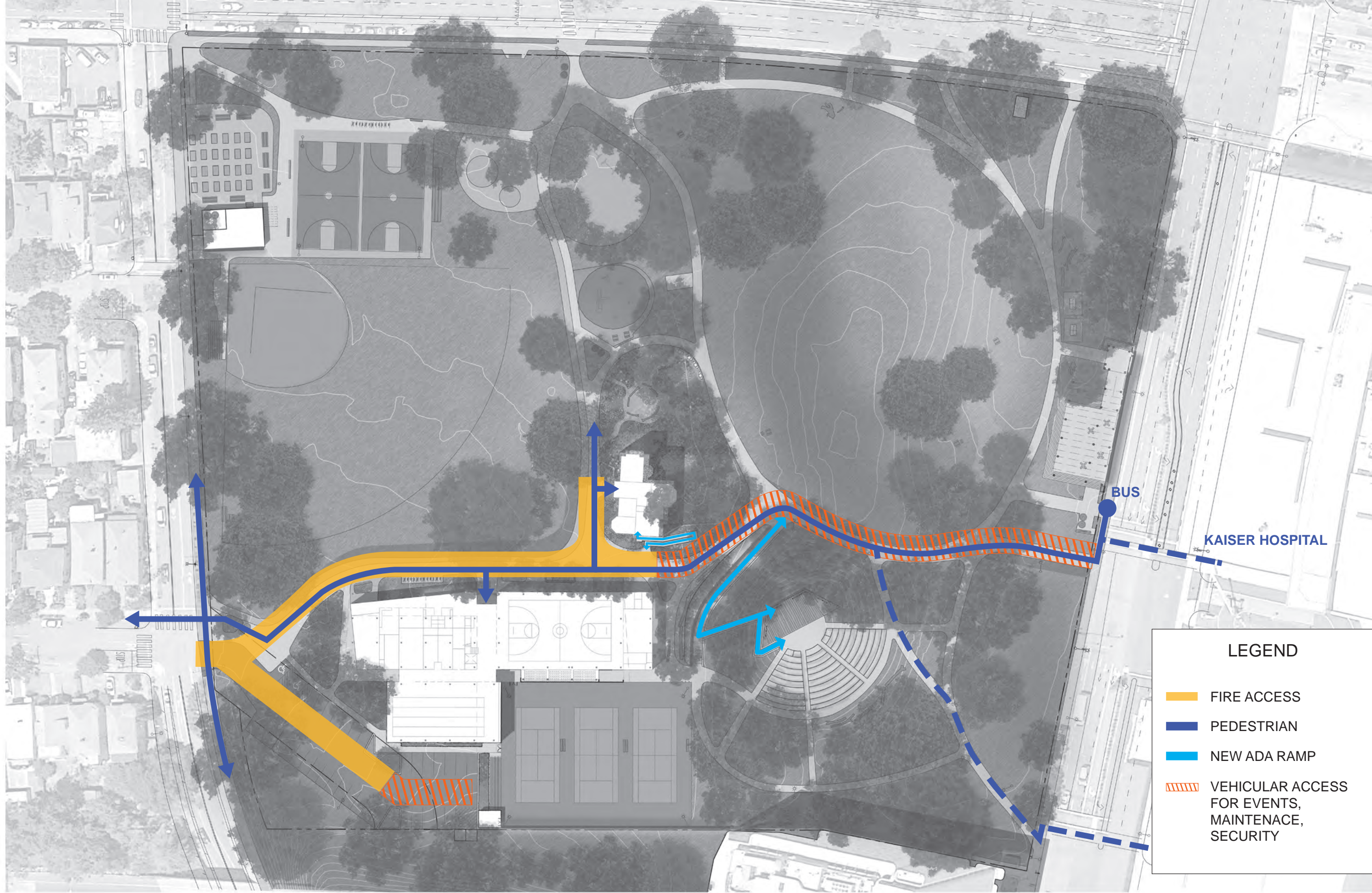
PROPOSED



New

- New Buildings
- Improved ADA Access
- Rehabilitated tennis courts
- Improved Circulation
- Pergola transformation
- Improved Community Garden
- Elements for Teens
- Interpretive Elements

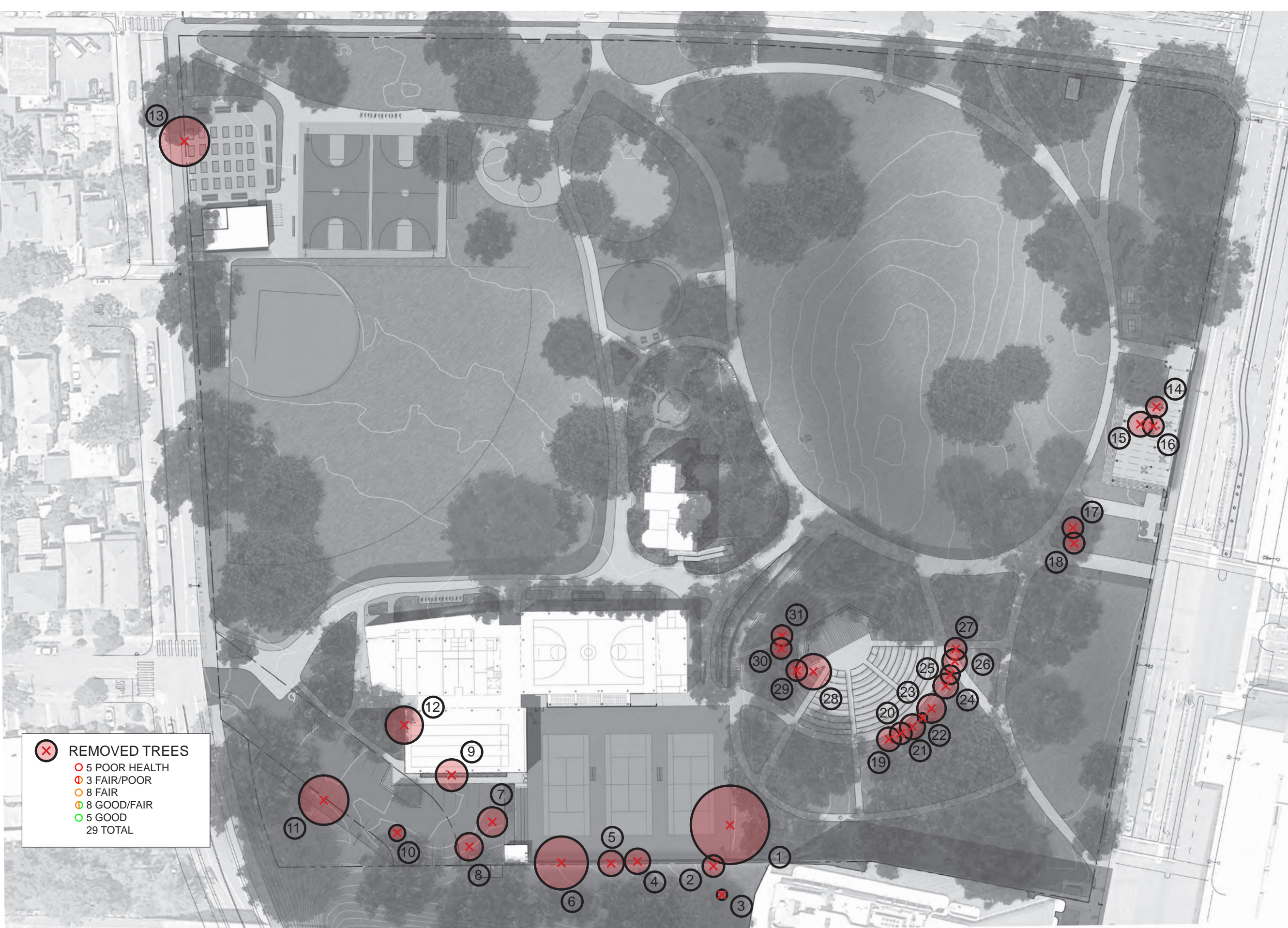
BEFORE AND AFTER



LEGEND

- FIRE ACCESS
- PEDESTRIAN
- NEW ADA RAMP
- VEHICULAR ACCESS FOR EVENTS, MAINTENANCE, SECURITY

ACCESS



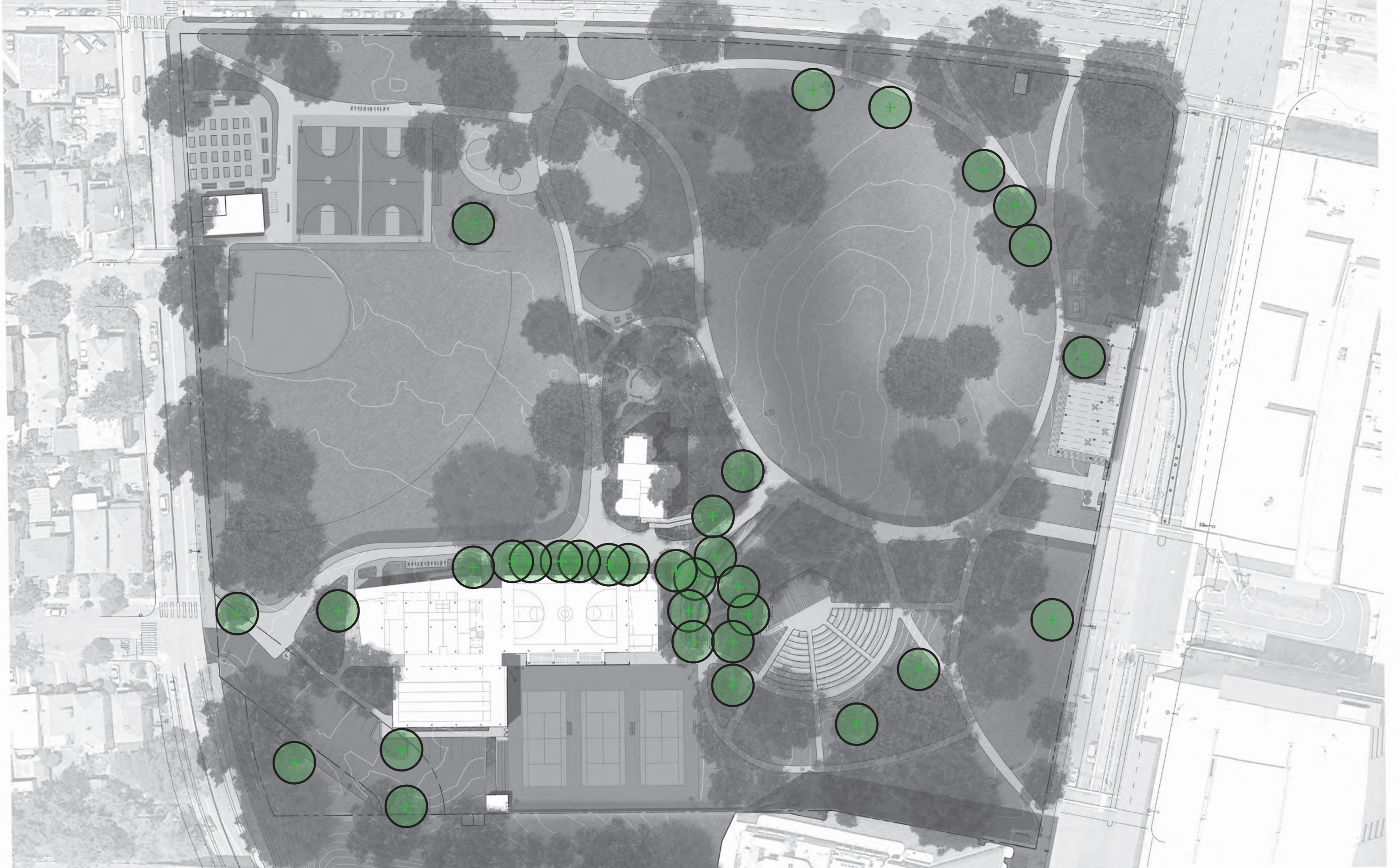
LEGEND

1	JUGLANS HINDSII POOR HEALTH OBSTRUCTS TENNIS COURT
2	SEQUOIA SEMPERVIRENS POOR HEALTH OBSTRUCTS TENNIS COURT
3	SEQUOIA SEMPERVIRENS FAIR/POOR HEALTH OBSTRUCTS TENNIS COURT
4	QUERCUS AGRIFOLIA FAIR/POOR HEALTH OBSTRUCTS TENNIS COURT
5	ROBINIA PSEUDOACACIA POOR HEALTH OBSTRUCTS TENNIS COURT
6	QUERCUS AGRIFOLIA GOOD HEALTH OBSTRUCTS TENNIS COURT
7	PINUS CANARIENSIS GOOD HEALTH OBSTRUCTS PARKING
8	PINUS CANARIENSIS GOOD/FAIR HEALTH OBSTRUCTS PARKING
9	MAGNOLIA GRANDIFLORA GOOD HEALTH NEW BUILDING
10	MAGNOLIA GRANDIFLORA FAIR/POOR HEALTH OBSTRUCTS PARKING
11	SYZYGIUM PANICULATUM GOOD HEALTH OBSTRUCTS PARKING
12	SEQUOIA SEMPERVIRENS FAIR HEALTH NEW BUILDING
13	JUGLANS HINDSII GOOD HEALTH SHADES OUT COMMUNITY GARDEN
14	MAGNOLIA GRANDIFLORA GOOD/FAIR HEALTH OBSTRUCTS PERGOLA
15	MAGNOLIA GRANDIFLORA GOOD/FAIR HEALTH OBSTRUCTS PERGOLA
16	TAXUS CUSPIDATA GOOD HEALTH OBSTRUCTS PERGOLA
17	MAGNOLIA GRANDIFLORA FAIR/POOR HEALTH BLOCKS VEHICLE ACCESS
18	MAGNOLIA GRANDIFLORA GOOD HEALTH BLOCKS VEHICLE ACCESS
19 - 27	BETULA PENDULA FAIR/POOR HEALTH BLOCKS AMPHITHEATER
28	SEQUOIA SEMPERVIRENS GOOD/FAIR HEALTH BLOCKS STAGE ADA RAMP
29	SEQUOIA SEMPERVIRENS FAIR HEALTH BLOCKS STAGE ADA RAMP
30	ARBUTUS UNEDO GOOD/FAIR HEALTH BLOCKS STAGE ADA RAMP
31	ARBUTUS UNEDO GOOD/FAIR HEALTH BLOCKS STAGE ADA RAMP

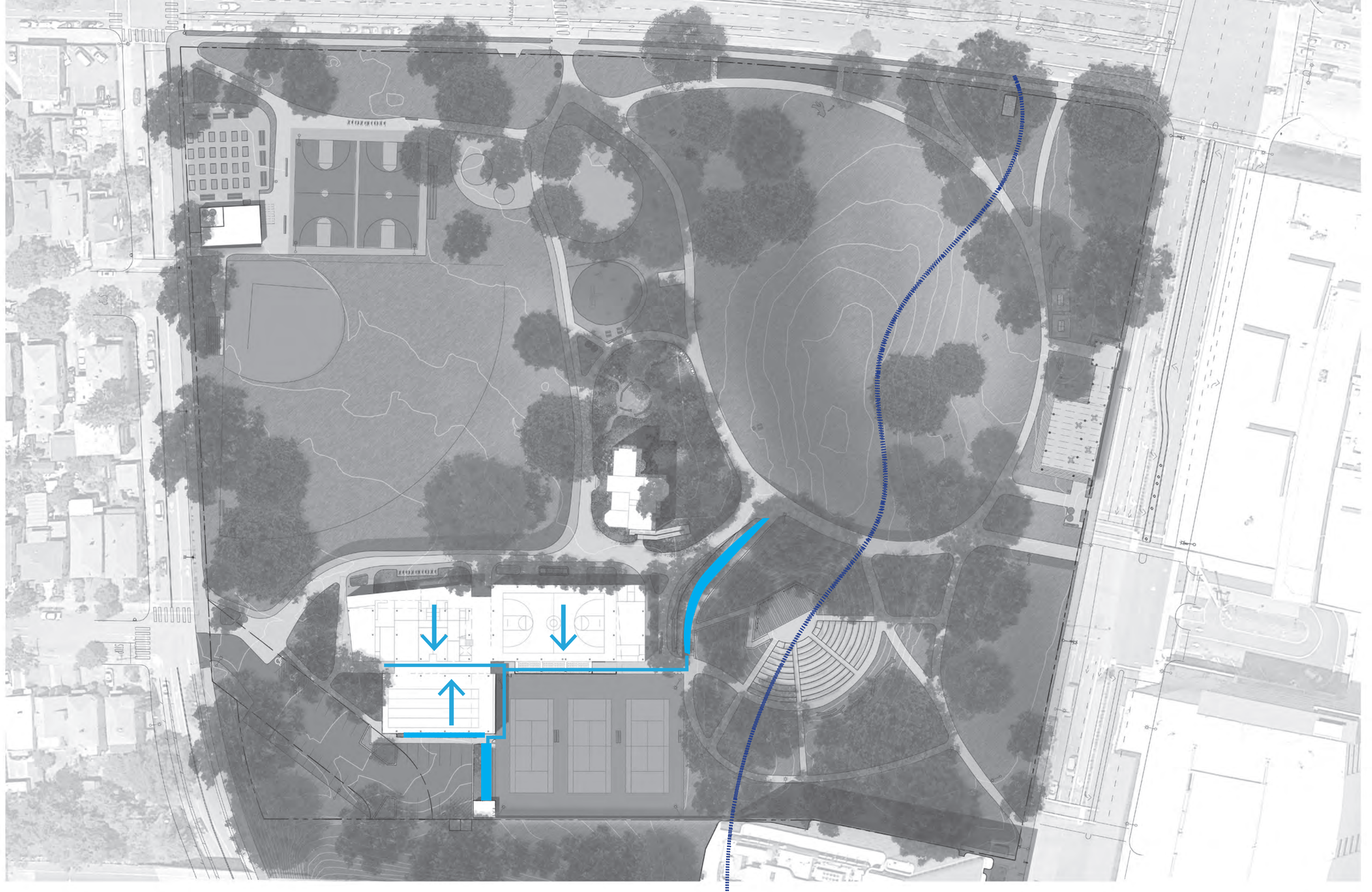
X REMOVED TREES

- 5 POOR HEALTH
- 3 FAIR/POOR
- 8 FAIR
- 8 GOOD/FAIR
- 5 GOOD
- 29 TOTAL

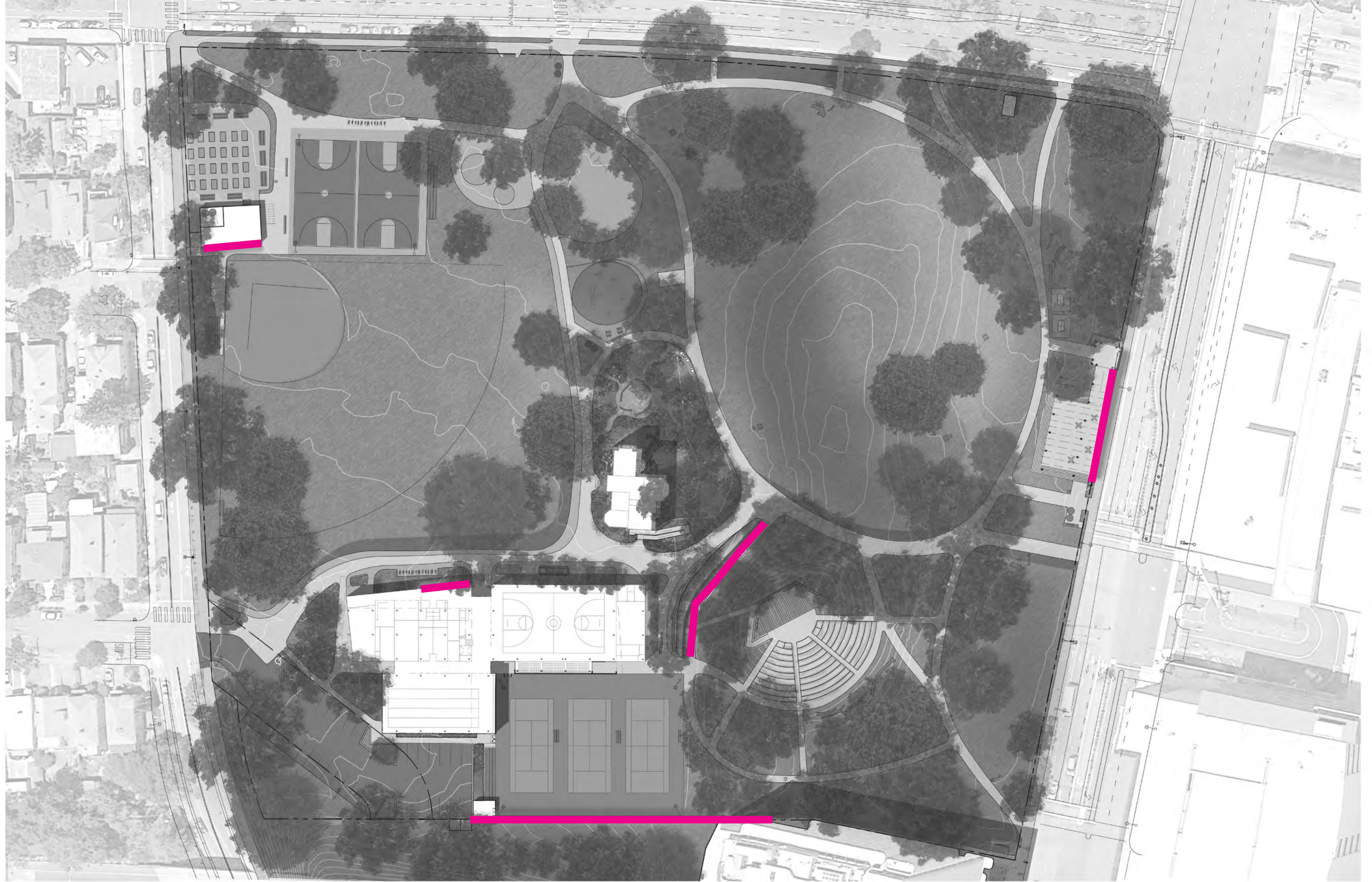
TREE REMOVAL



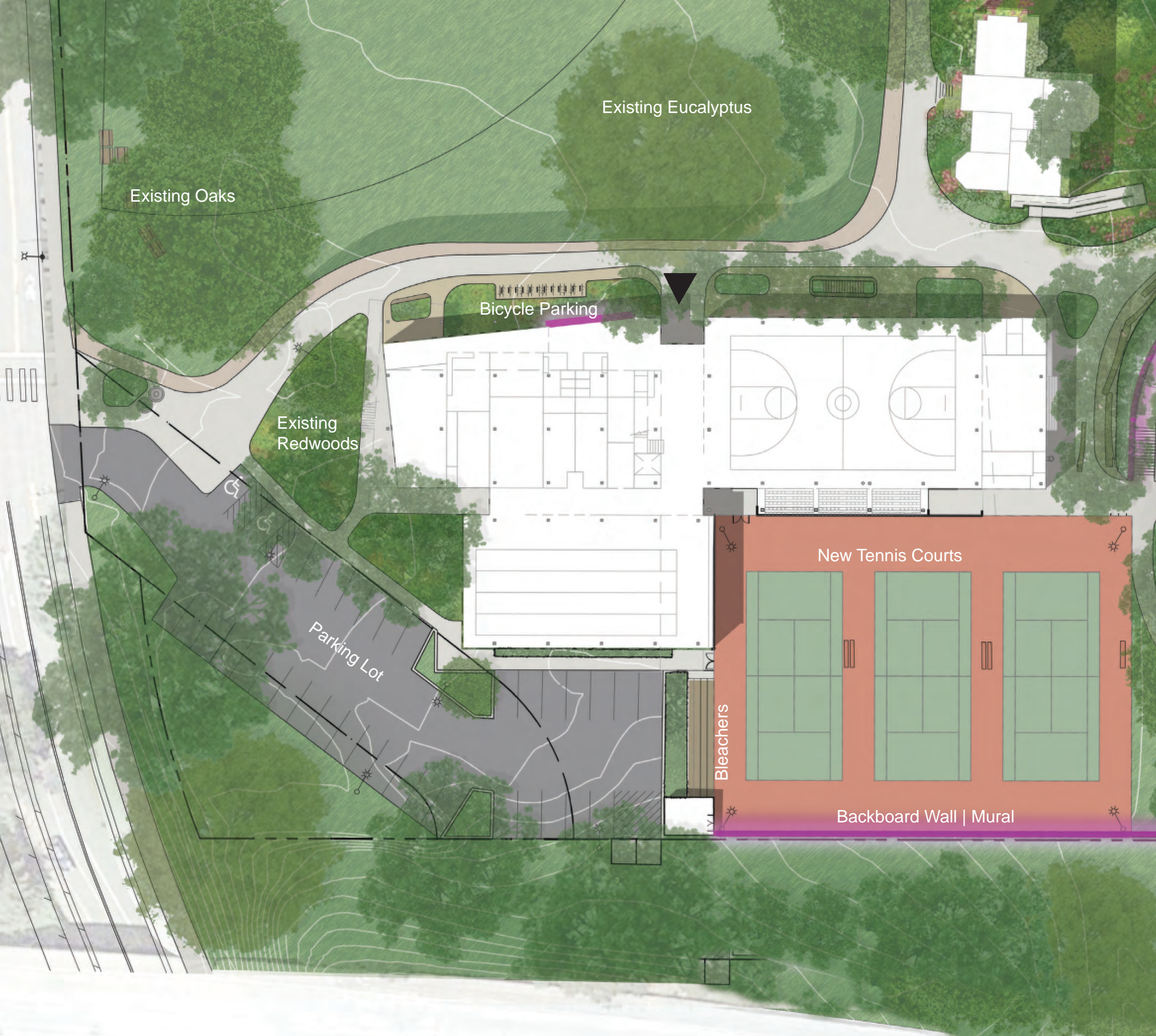
NEW TREES



STORMWATER



INTERPRETATION



Indoor Outdoor Views



Outdoor "Lobby" Seating



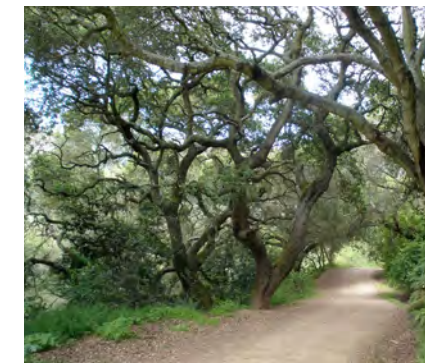
Outdoor Learning



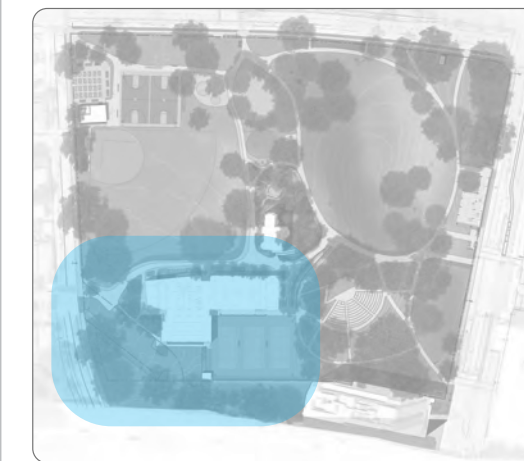
Bioswale Planting



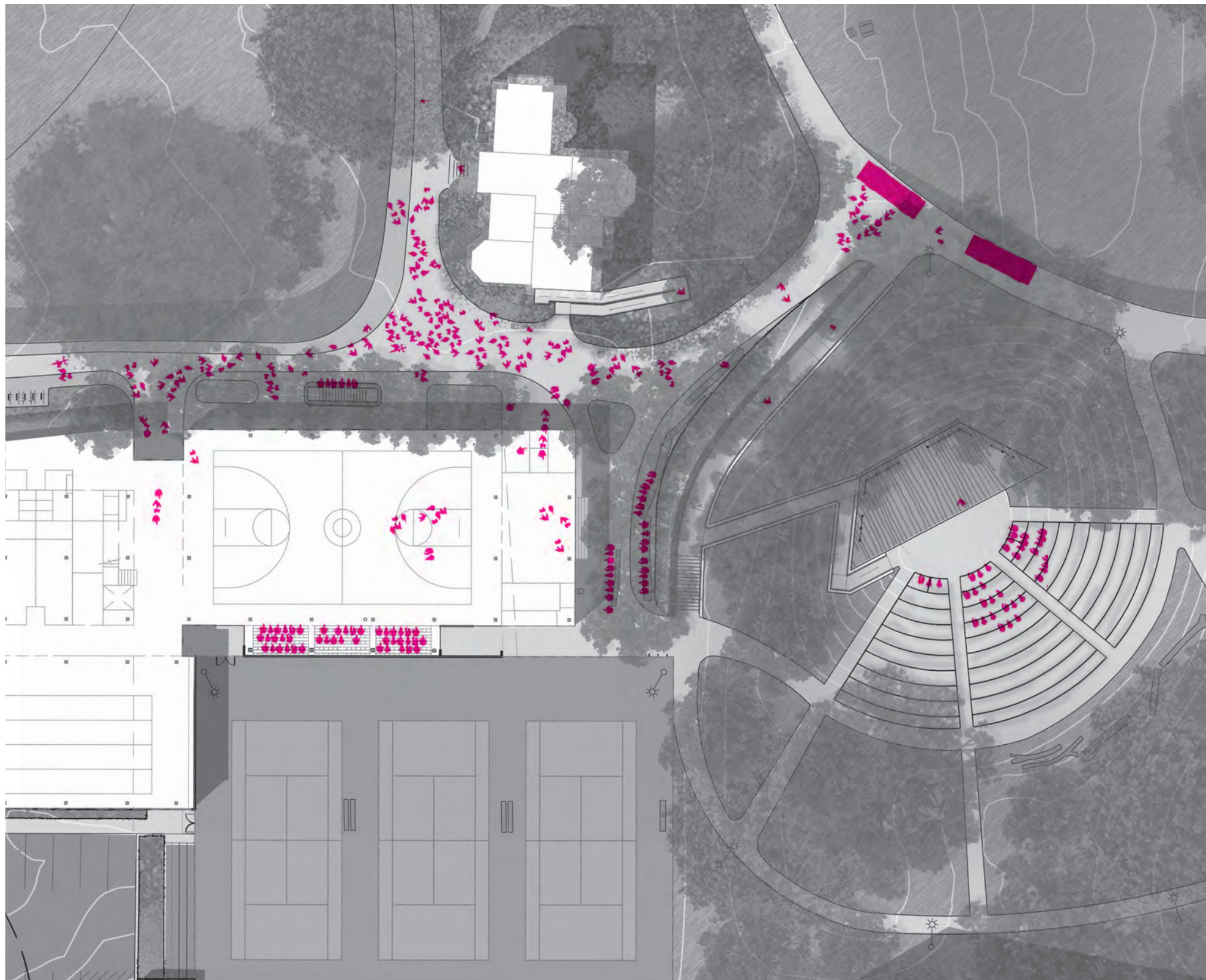
Stages and Bleachers



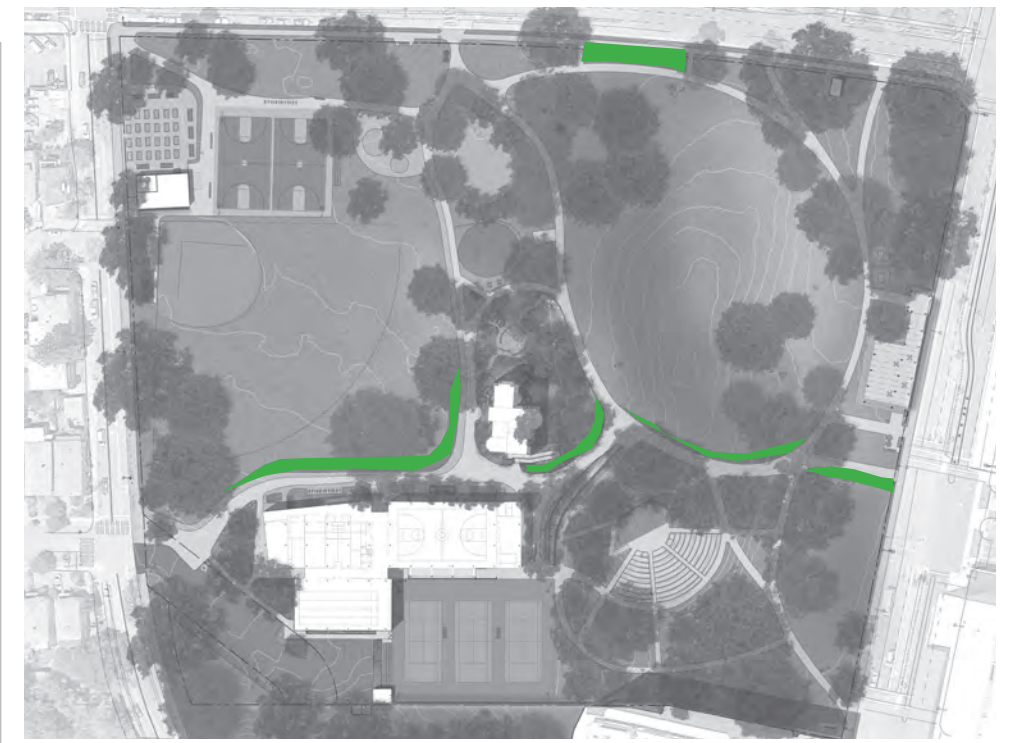
Mature Trees



SOUTHWEST CORNER

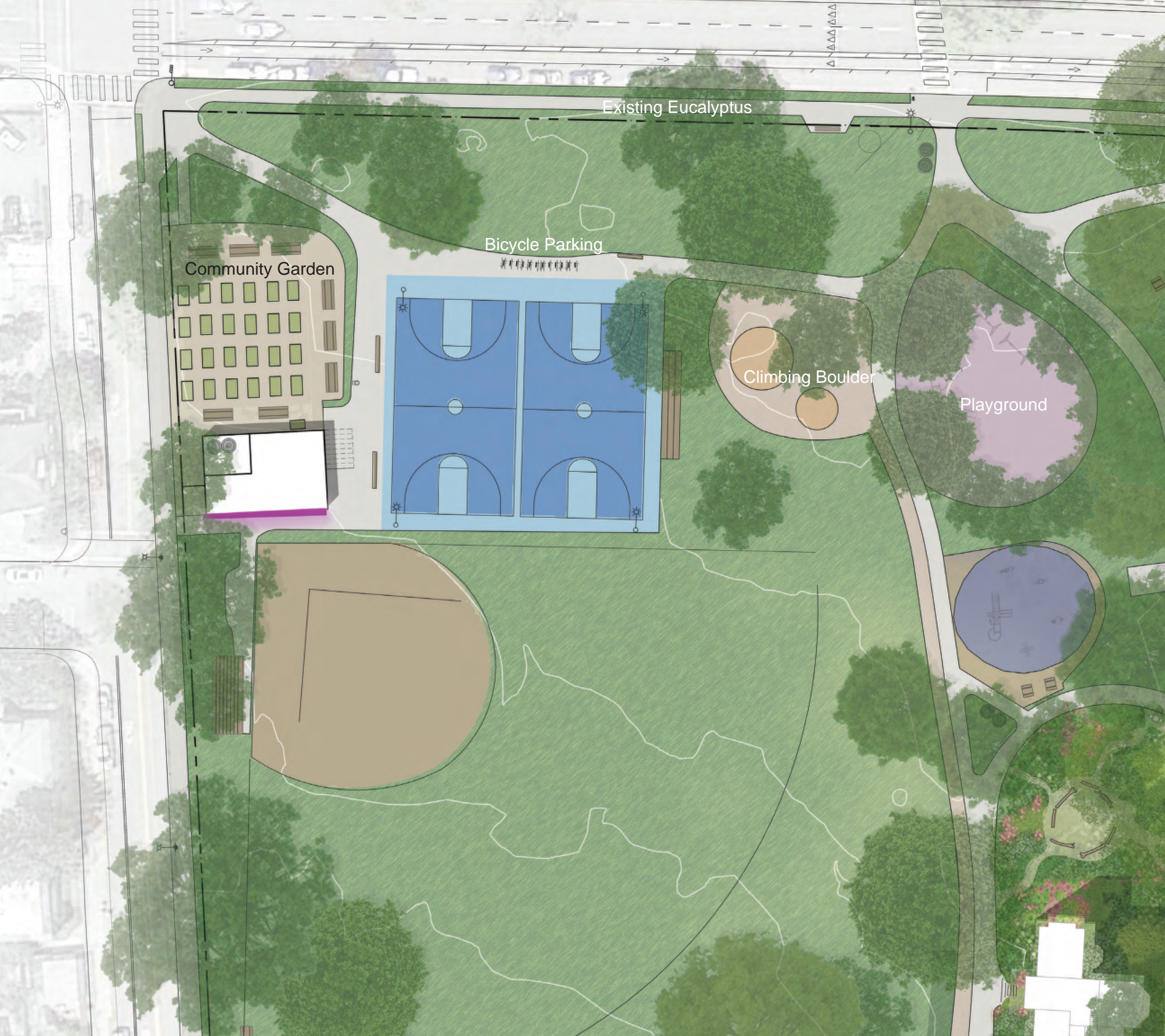


A COMMUNITY PARTY: 350 PEOPLE!



TURF BLOCK

EVENTS



Field House/Snack Bar



Climbing Boulder



Community Garden



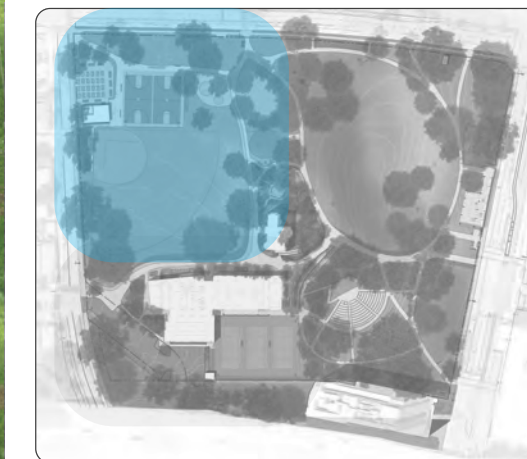
Picnic Tables



Basketball



Sign



NORTHWEST CORNER



Chess Tables



Garden



ADA Ramping



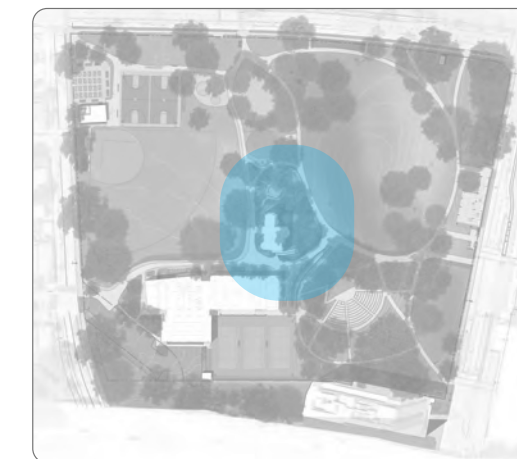
Historic Views Preserved



Gravel Walks



Mature Trees



MOSS HOUSE LANDSCAPE



- TRAILS:**
- Loop Trail
 - History Trail
 - Nature Trail



Loop Trail



Flexible Use Lawns



Nature Walk



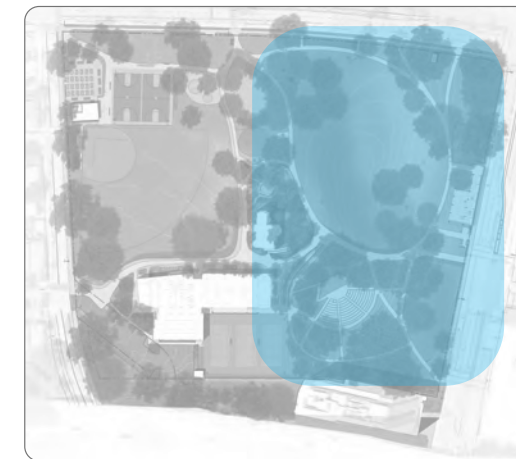
Environmental Interpretation



Space for Performance



Ping Pong



EAST SIDE



Looking Out



Looking In



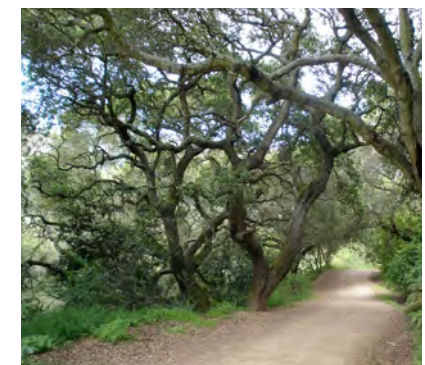
Ecology Wall



Natural Play

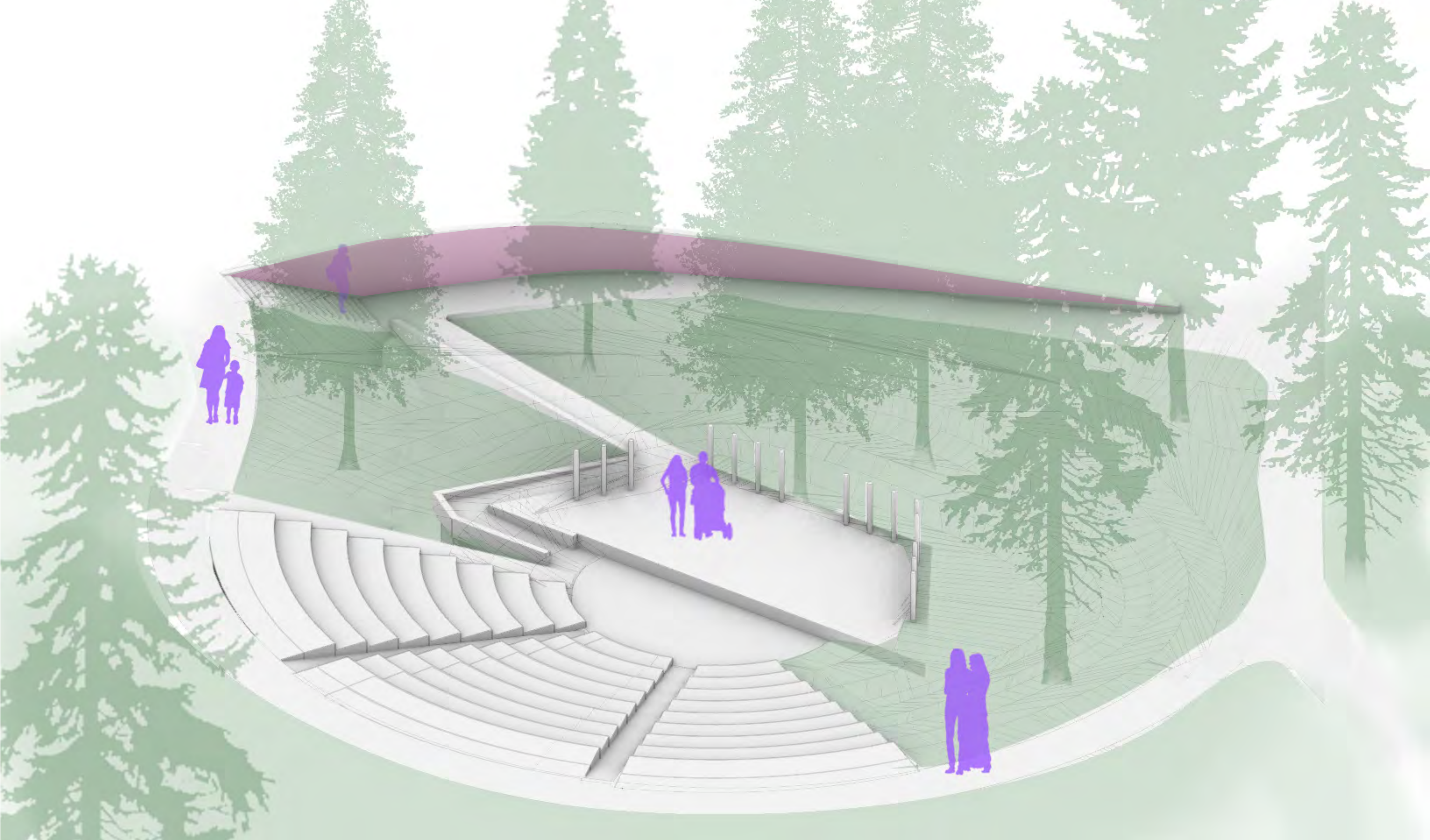


New Paths



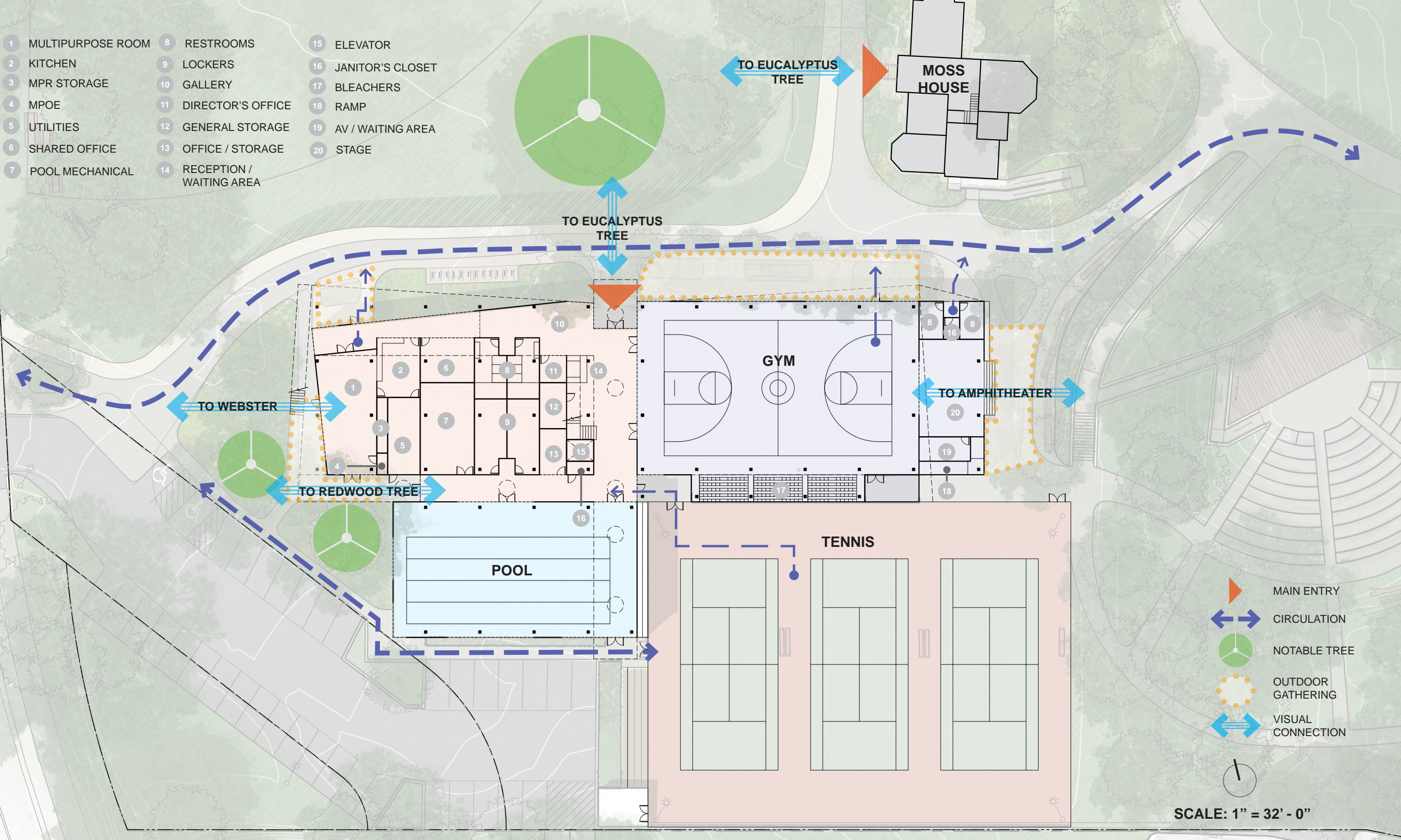
Mature Trees






AMPHITHEATRE



AMPHITHEATER PERSPECTIVE

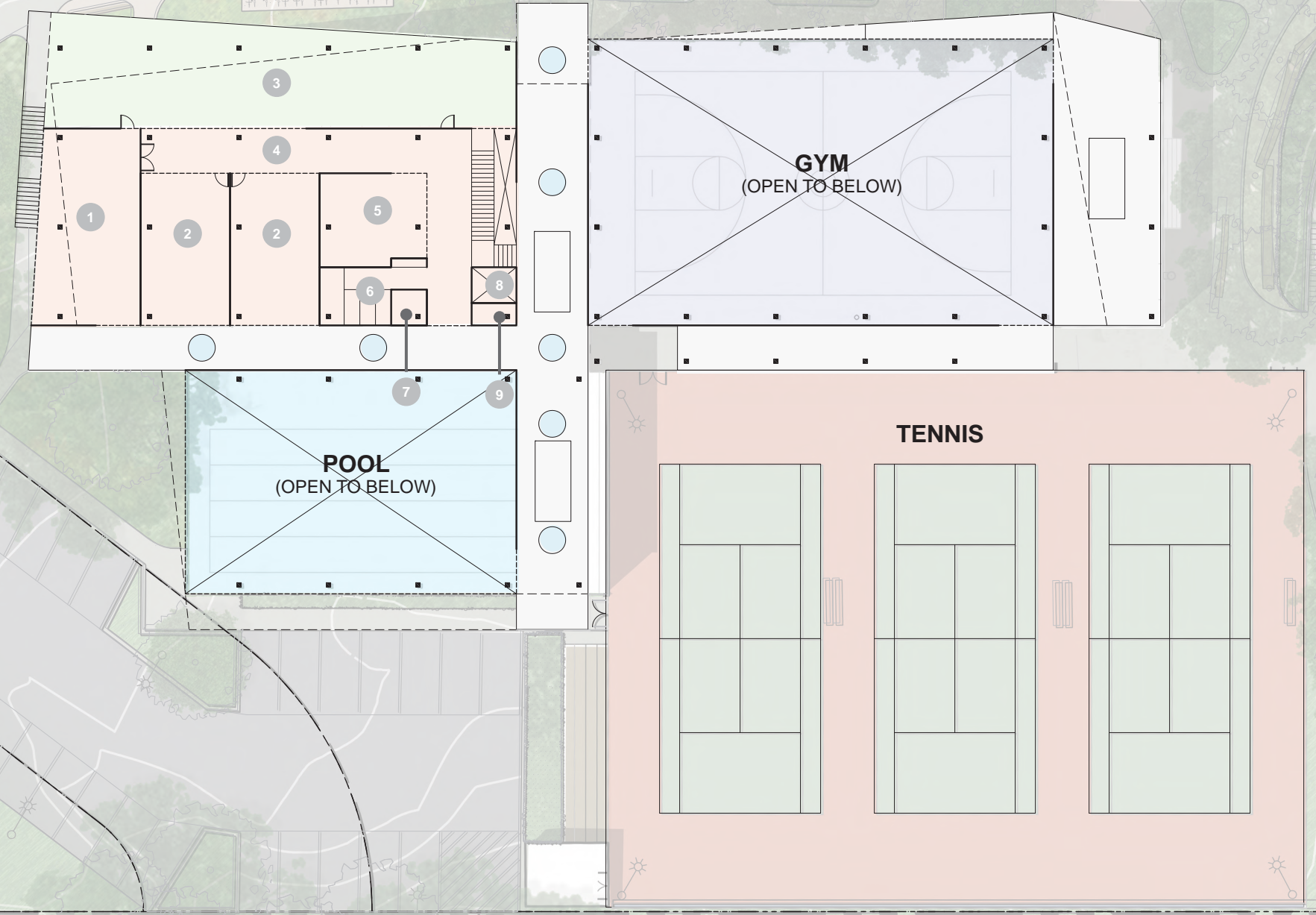
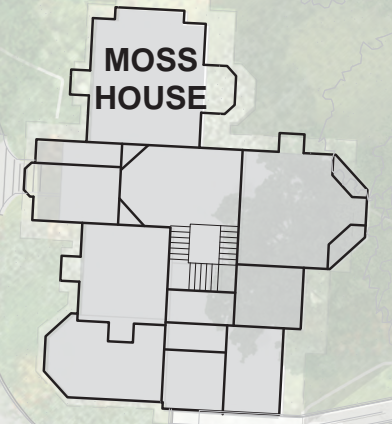
- 1 MULTIPURPOSE ROOM
- 2 KITCHEN
- 3 MPR STORAGE
- 4 MPOE
- 5 UTILITIES
- 6 SHARED OFFICE
- 7 POOL MECHANICAL
- 8 RESTROOMS
- 9 LOCKERS
- 10 GALLERY
- 11 DIRECTOR'S OFFICE
- 12 GENERAL STORAGE
- 13 OFFICE / STORAGE
- 14 RECEPTION / WAITING AREA
- 15 ELEVATOR
- 16 JANITOR'S CLOSET
- 17 BLEACHERS
- 18 RAMP
- 19 AV / WAITING AREA
- 20 STAGE



-  MAIN ENTRY
-  CIRCULATION
-  NOTABLE TREE
-  OUTDOOR GATHERING
-  VISUAL CONNECTION

SCALE: 1" = 32' - 0"

- 1 MAKER'S SPACE
- 2 CLASSROOM
- 3 TERRACE
- 4 HALLWAY
- 5 COMPUTER LAB
- 6 RESTROOM
- 7 JANITOR'S CLOSET
- 8 ELEVATOR
- 9 ELEV. MACHINE ROOM



SCALE: 1" = 32' - 0"



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LEVEL 2

WHAT WE HEARD...

Performing arts programs, stage
 Visual arts / galley / studio
 Recording equipment and instruments checkout
 Tool lending library
 Tech innovation programs / STEM
 Maker classes

Community resources / info hub

Cooking classes
 Adult education and training
 Career services
 Library services / mini library
 Early childhood education
 Environmental education
 Tutoring
 Culture sharing
 Reading

Teen run library / lab / bike repair / cafe

CPR class
 Innovative transportation stewardship
 Trust group exercises
 Social services

Meeting rooms / social hall / engage leaders

Movie nights indoor and outdoor
 Place just to "be" for all ages (living room vibes)
 Bandstand, outdoor bleachers
 Public restrooms, gender neutral restrooms

Event rentals large and small

Place for food and meals / cafe / vending
 Celebrate
 Intergenerational programs
 Inclusion programs for all ages

Teen spaces like selfie studio with bomb lighting
 Indoor recreation (basketball, volleyball, athletic flooring)

Youth summer activities

Senior services (tai chi, yoga)

After school care

Youth programming
 Foosball
 Accessible playground more integrated with rec center
 Beach volleyball
 Dog park
 Play
 Sports programs, regulation size fields / courts
 Passive green space

Health and wellness programs

Enjoy nature

Performing arts

Visual arts

Technology

Adult classes

Youth classes

Pop up library

Community resources

Teen space

Social services

Living room

Social hall

Movies

Event rentals

Places for food

Youth activities

Senior services

Health and wellness

CREATE

LEARN

GATHER

RELAX

WHAT THERE COULD BE...

Reception
 Maker Space
 Computer Lab
 Teens Area / Classroom
 Kids Area / Classroom
 Meeting Room
 Multipurpose Room
 Stage
 Commercial Kitchen

Offices

Storage

Circulation

Back of House

Outdoor space

Multipurpose Gym

Pool



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COMMUNITY CENTER PROGRAM



5



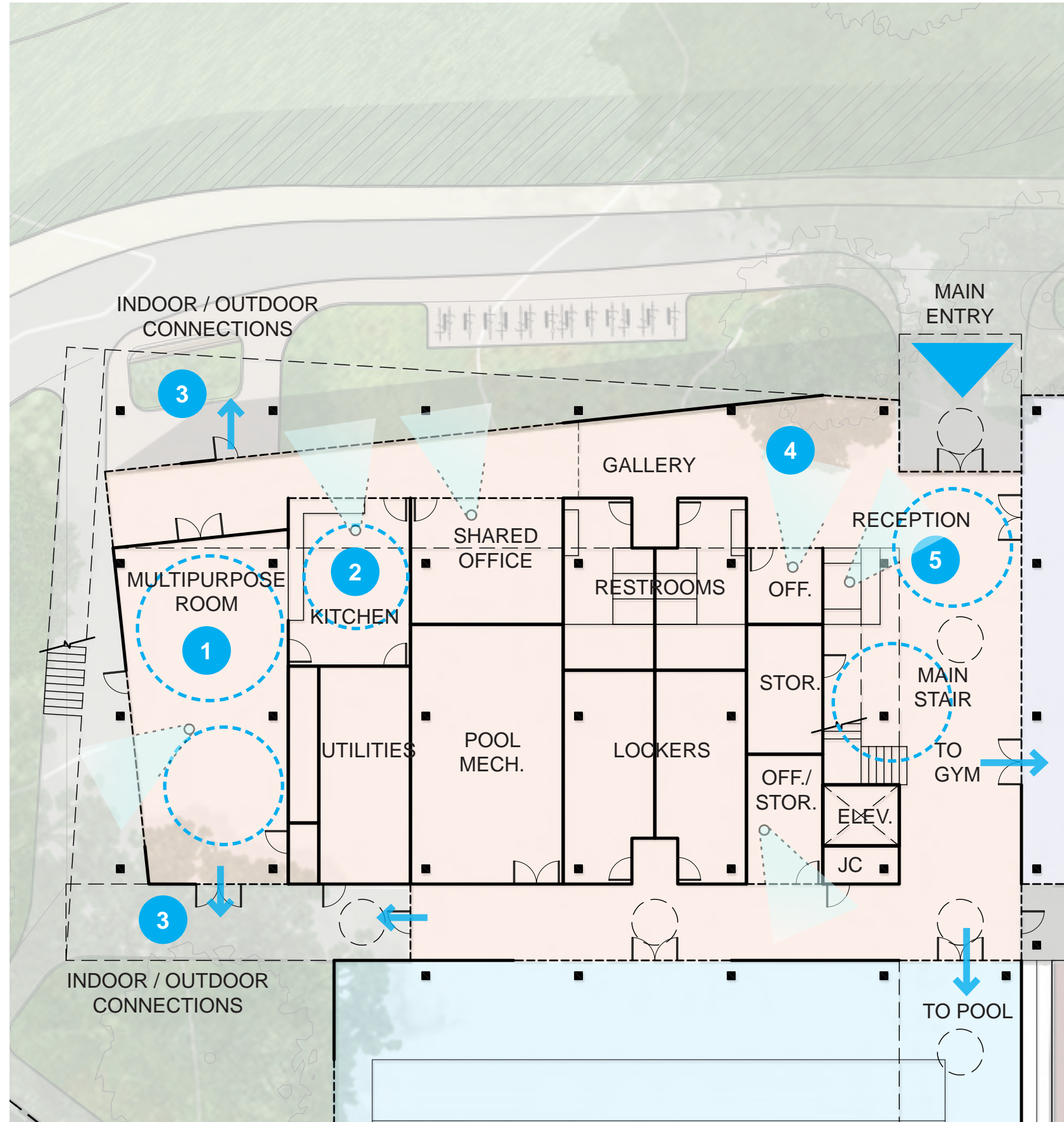
1



1



2



3



1



4



4

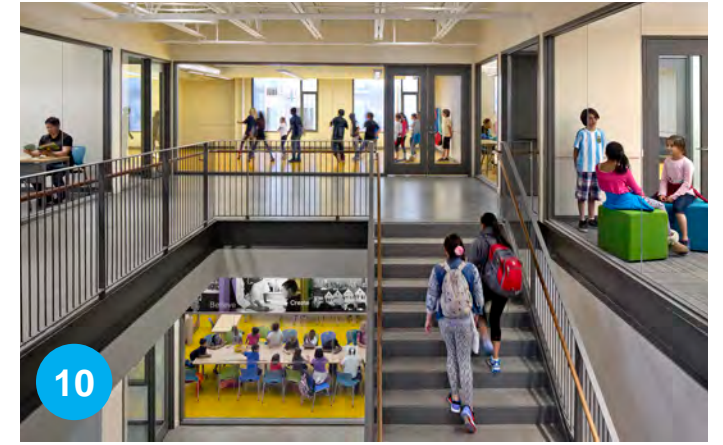
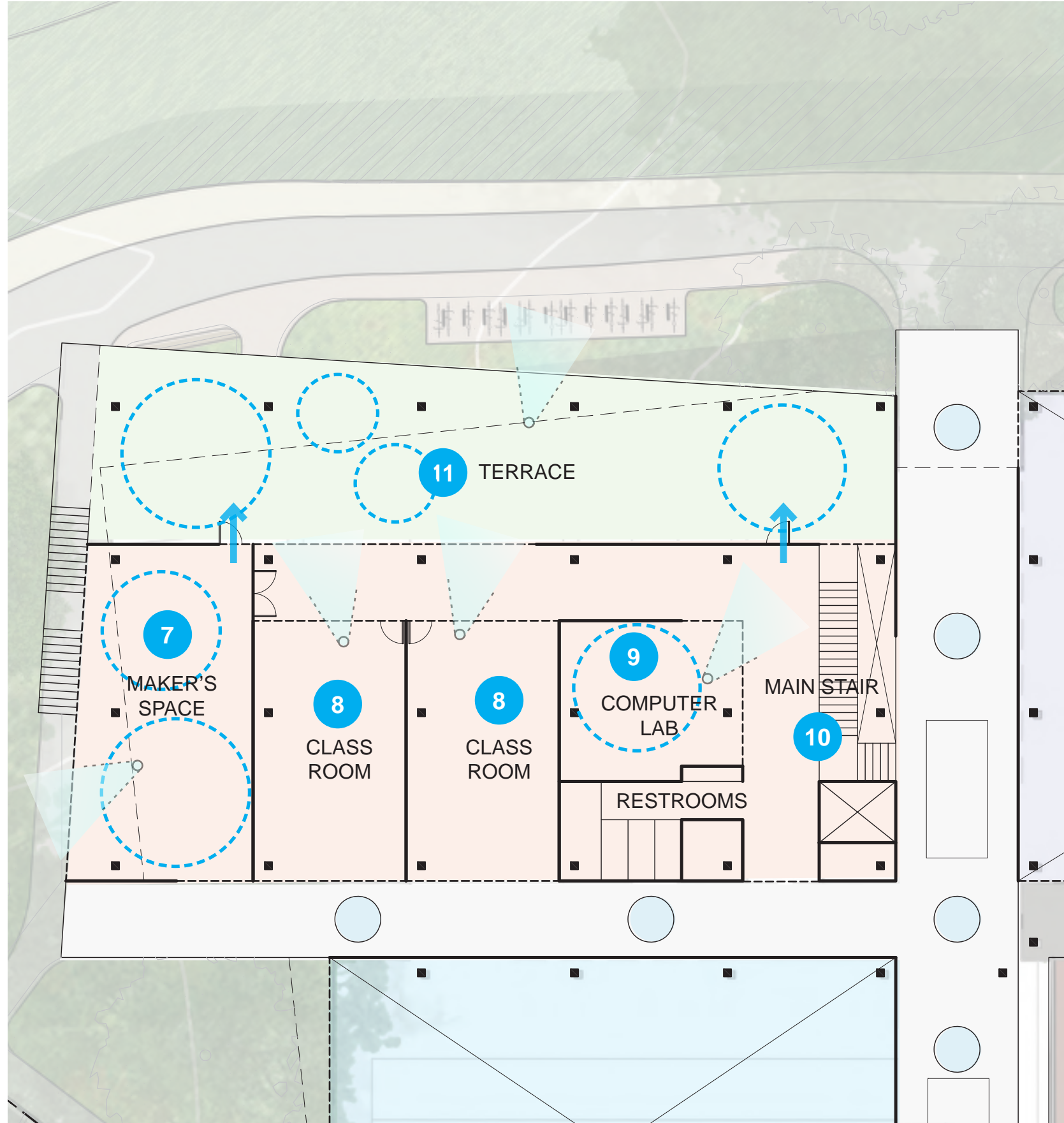
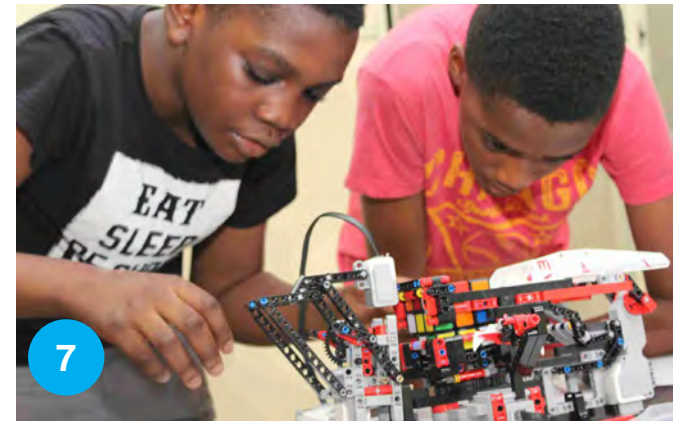


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SCALE: 1" = 32' - 0"

COMMUNITY CENTER
LEVEL 1



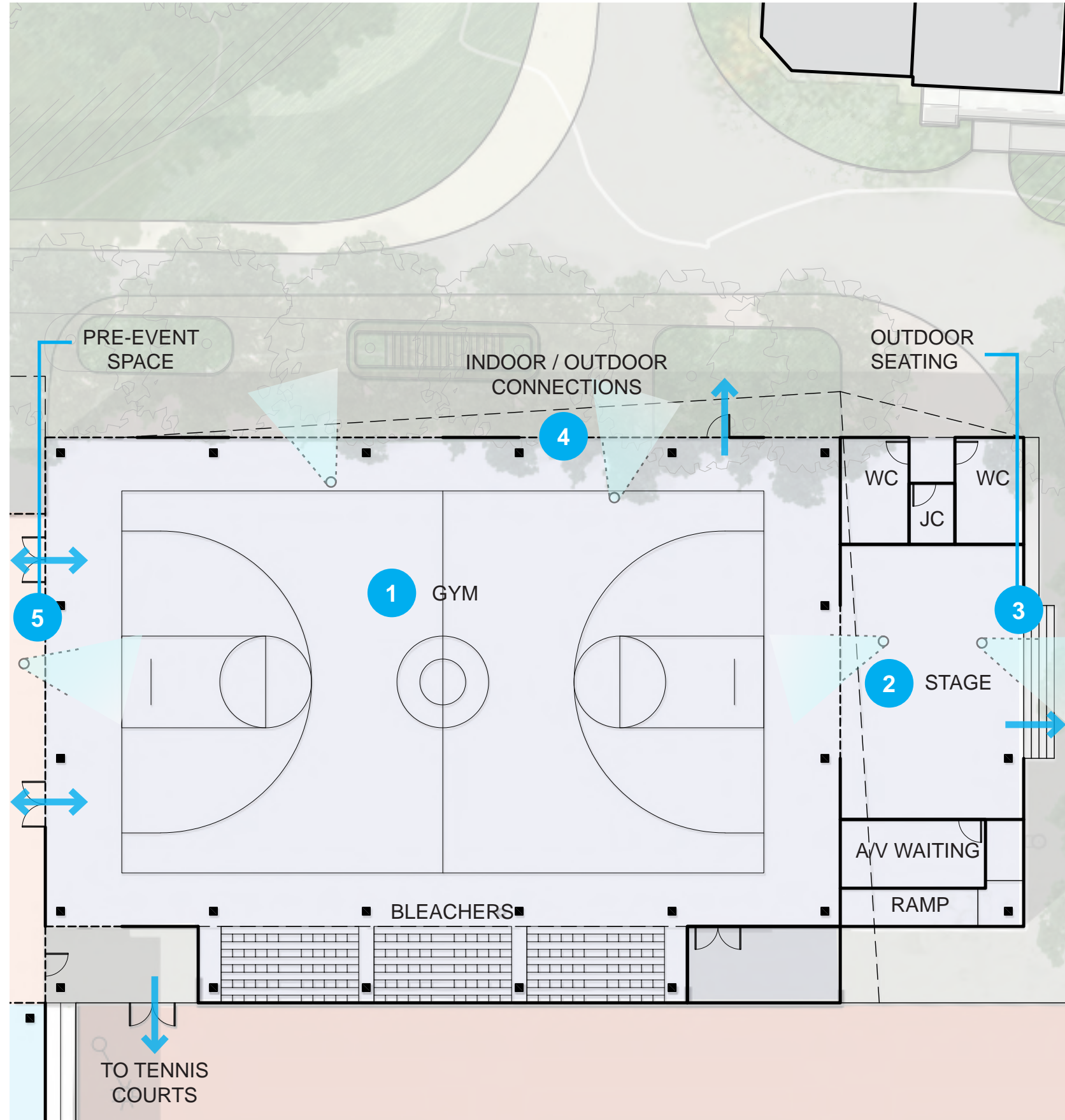
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SCALE: 1" = 32' - 0"



**COMMUNITY CENTER
LEVEL 2**



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SCALE: 1" = 32' - 0"

GYM



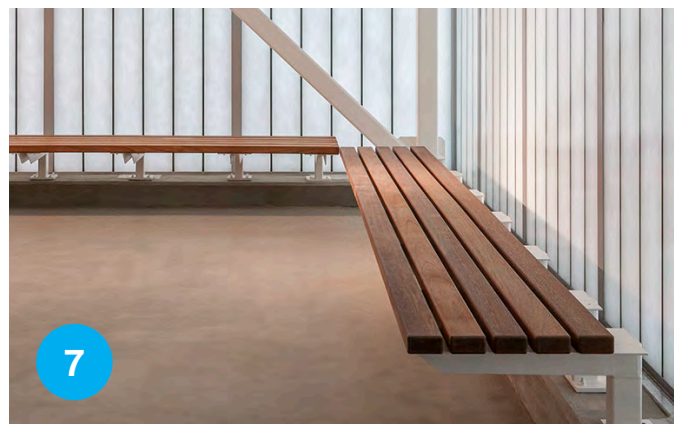
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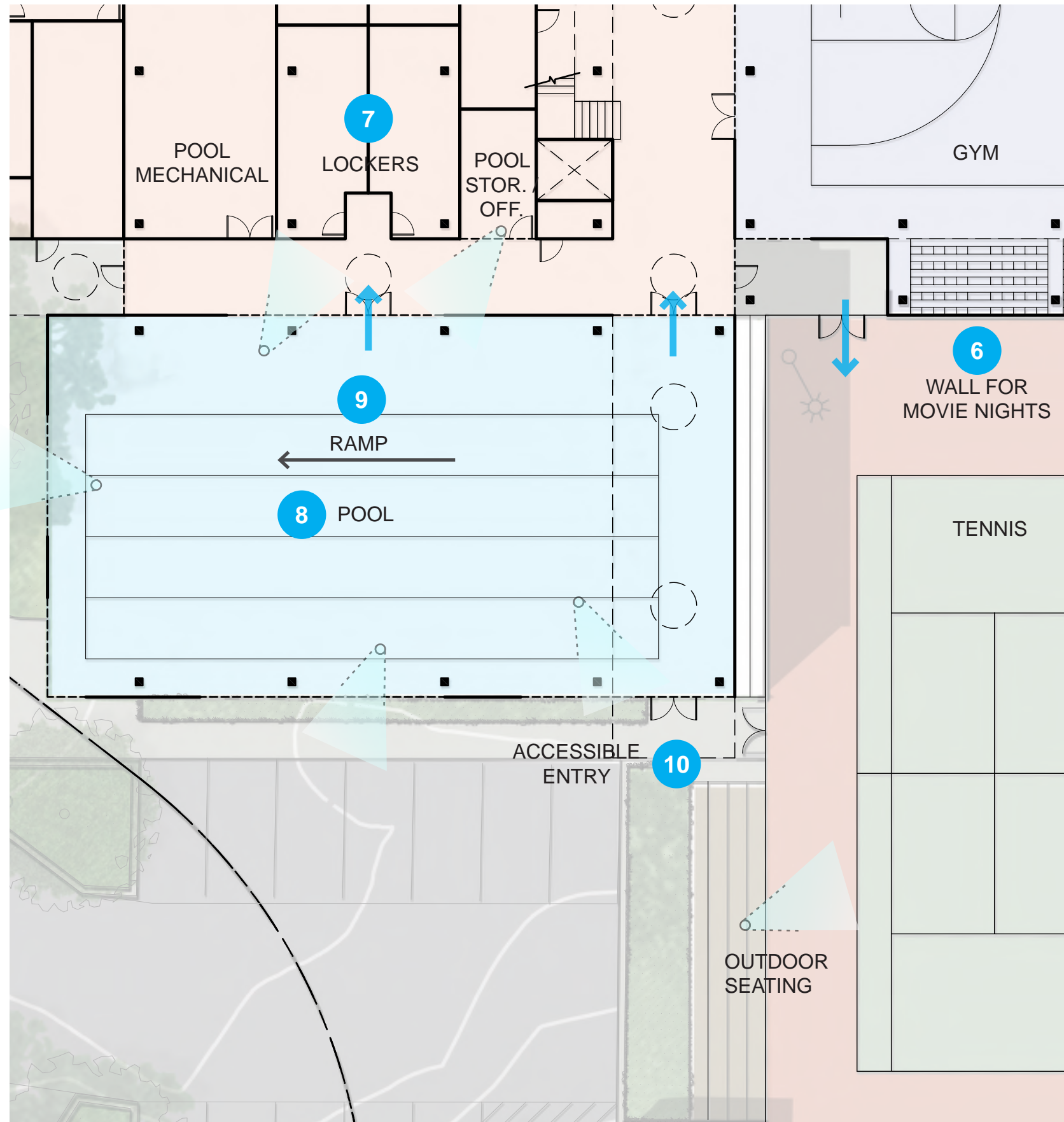
8



8



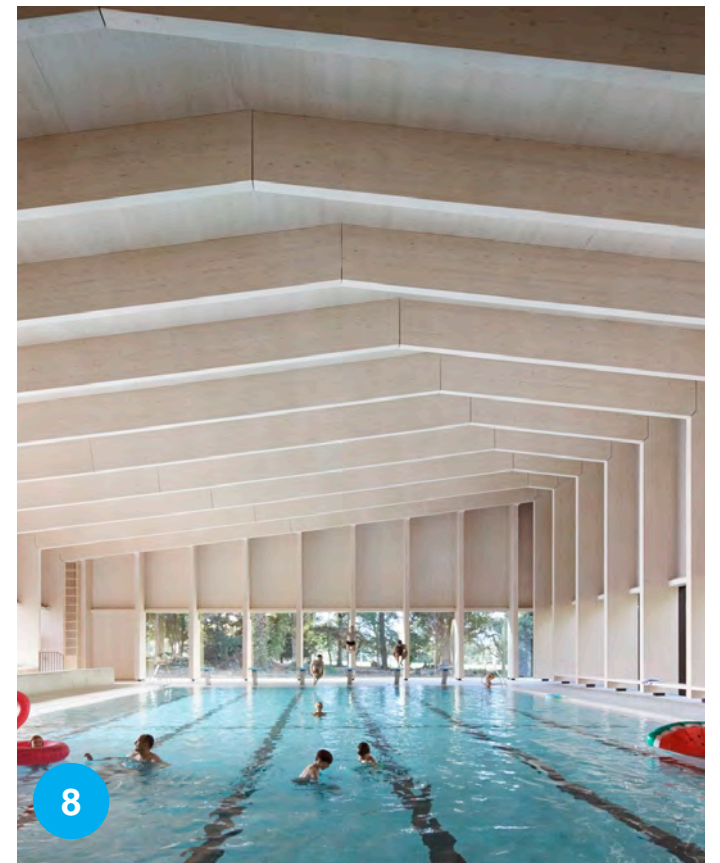
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9



10



8



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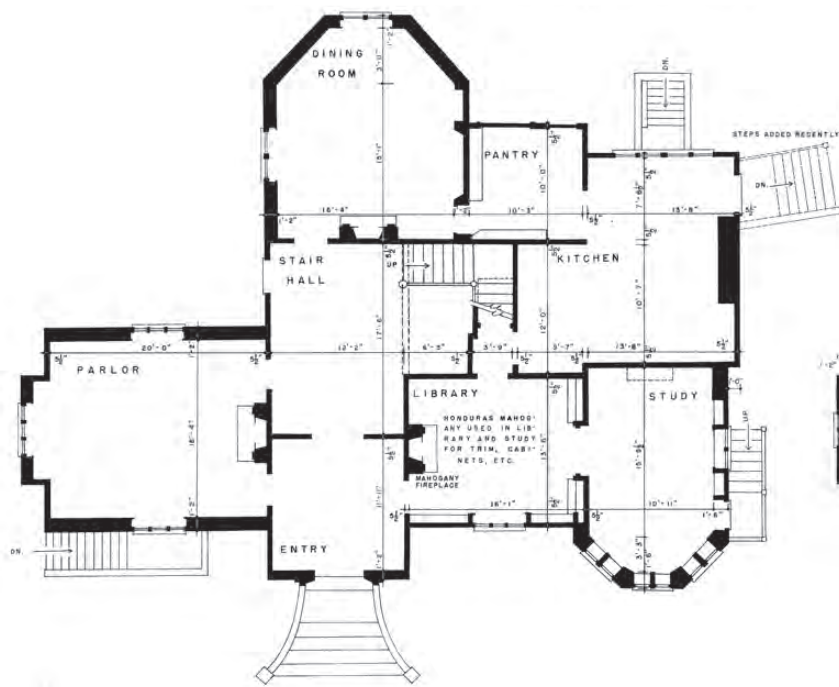


SCALE: 1" = 32' - 0"

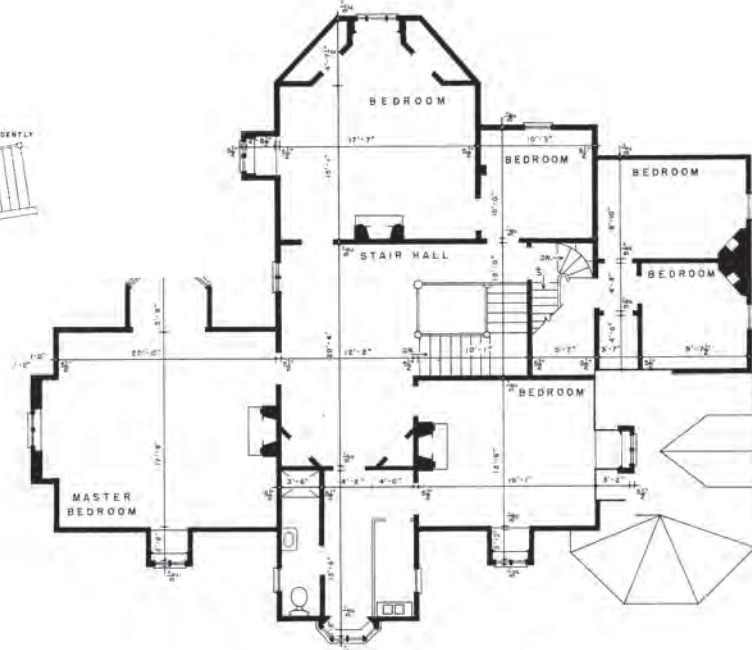
POOL

Secretary of the Interior's Standards for Rehabilitation

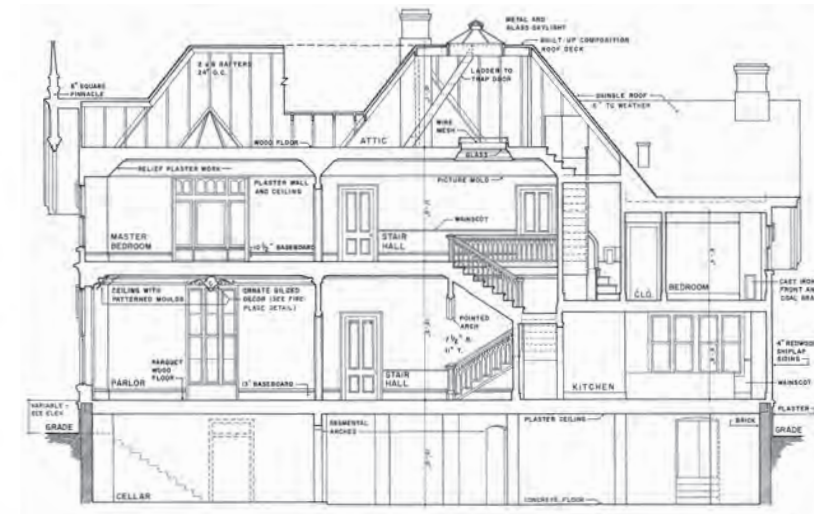
- **NEW CONSTRUCTION NEEDS TO BE BUILT IN A MANNER THAT PROTECTS THE INTEGRITY OF THE HISTORIC BUILDING AND THE PROPERTY'S SETTING.**
- **NEW CONSTRUCTION PLACED AT THE SIDE OR REAR OF HISTORIC BUILDINGS AND AVOID OBSCURING OR DESTROYING CHARACTER-DEFINING FEATURES OF THE BUILDING.**
- **PROTECTING THE HISTORIC SETTING AND CONTEXT OF A PROPERTY.**
- **NEW CONSTRUCTION SHOULD ALSO BE DISTINCT FROM THE OLD AND MUST NOT ATTEMPT TO REPLICATE HISTORIC BUILDINGS ELSEWHERE ON SITE AND TO AVOID CREATING A FALSE SENSE OF HISTORIC DEVELOPMENT.**
- **HISTORIC LANDSCAPES AND SIGNIFICANT VIEWSHEDS MUST BE PRESERVED.**



FIRST FLOOR



SECOND FLOOR



CROSS SECTION



CITY OF OAKLAND

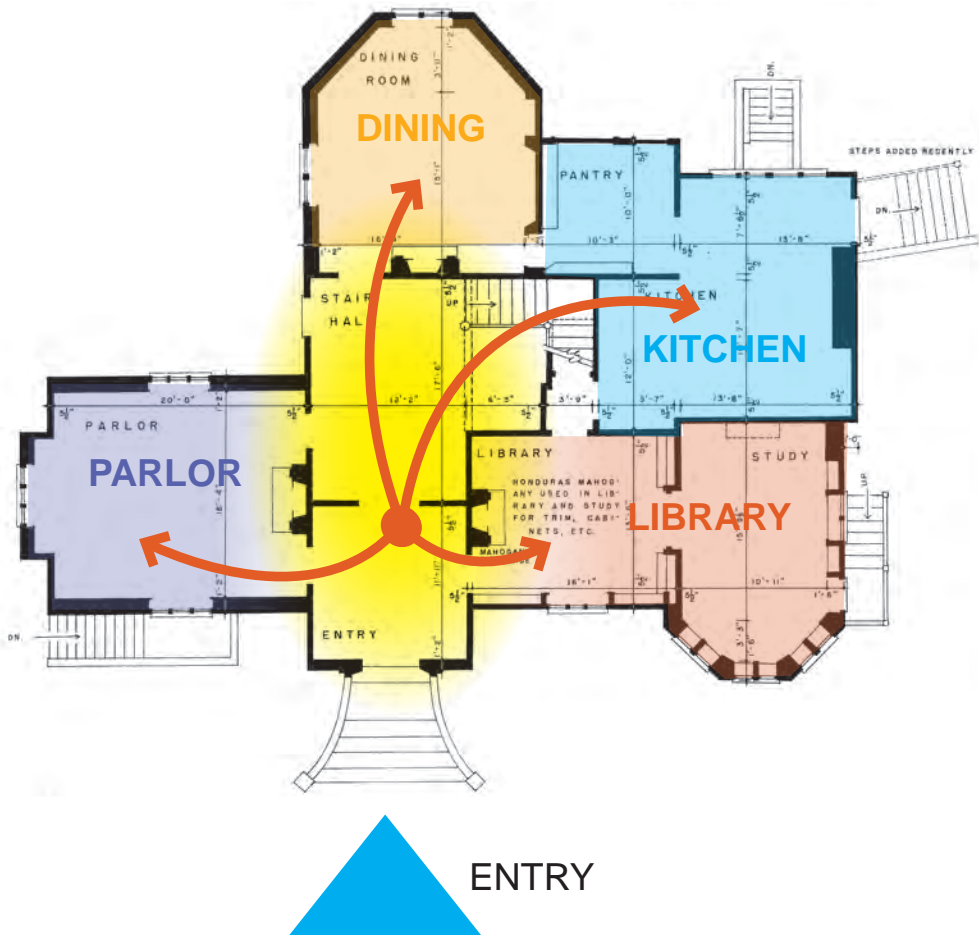


ART IS

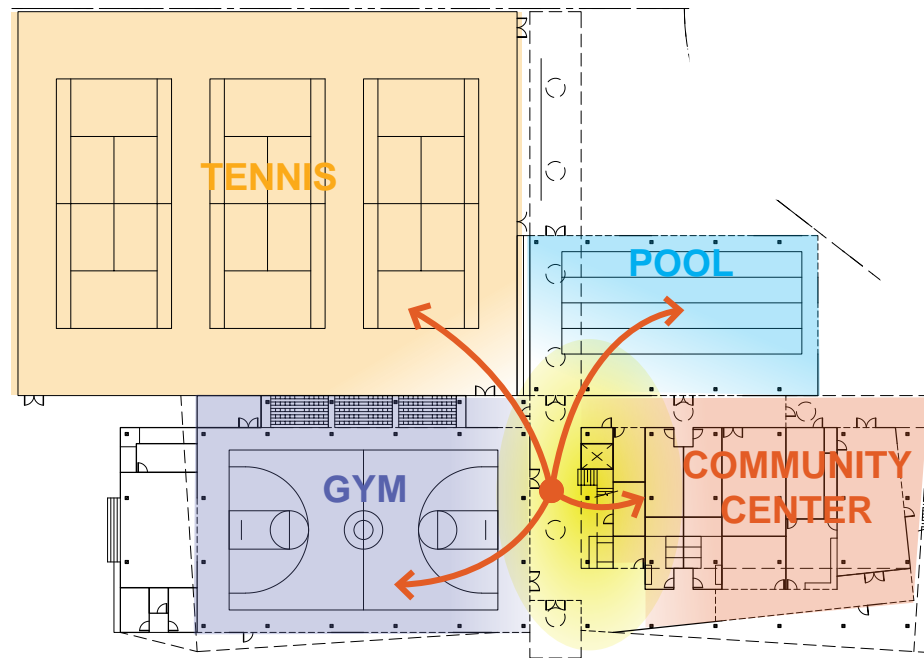
LMS^A



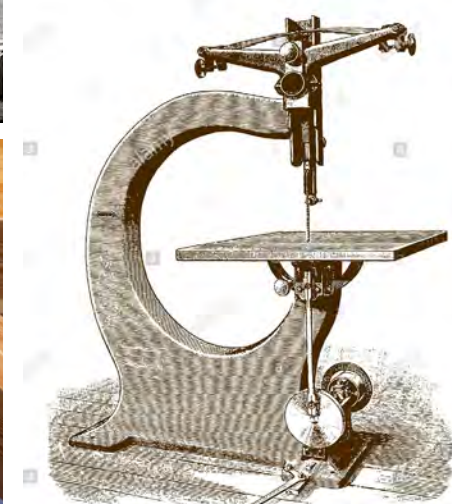
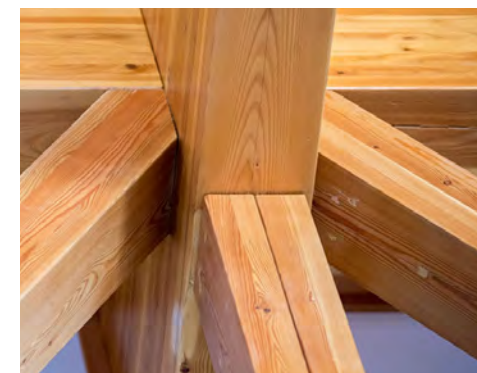
MOSS HOUSE LEGACY & HISTORIC STANDARDS



MOSS HOUSE



COMMUNITY CENTER



CITY OF OAKLAND



ART IS

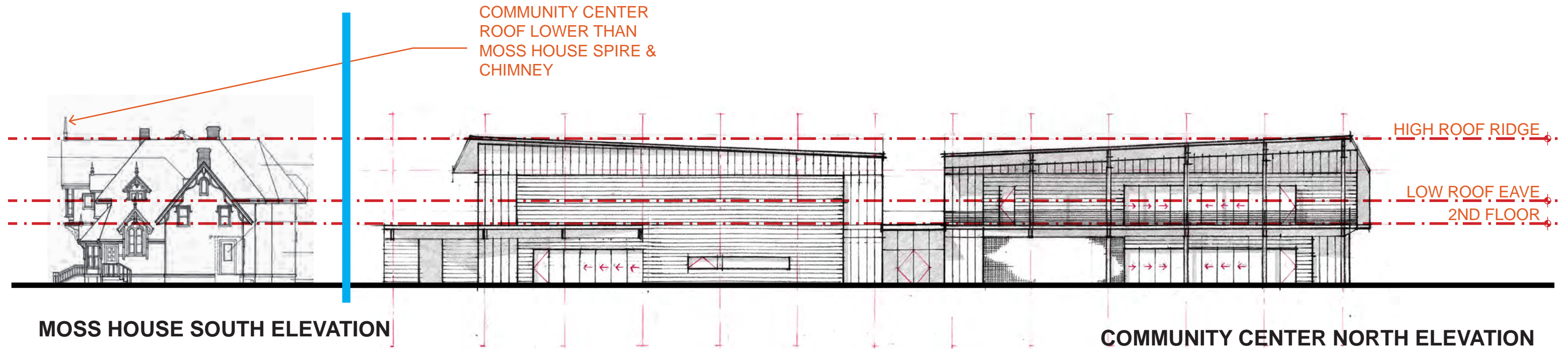
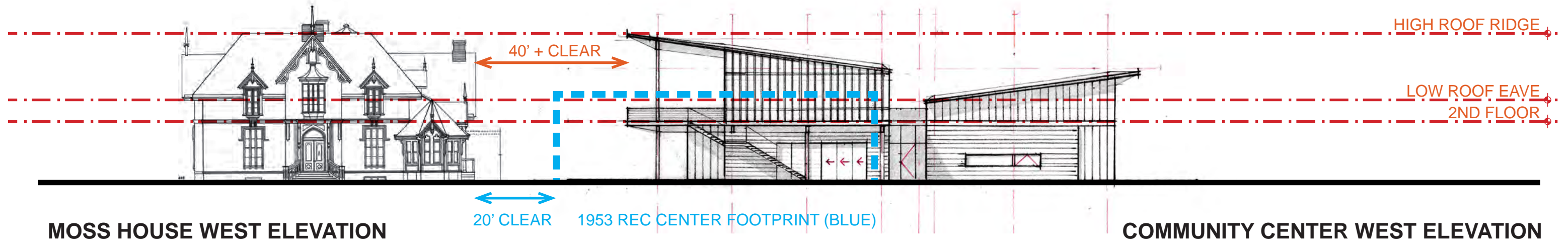
LMS^A



BUILDING ORGANIZATION & CONSTRUCTION TECHNOLOGY



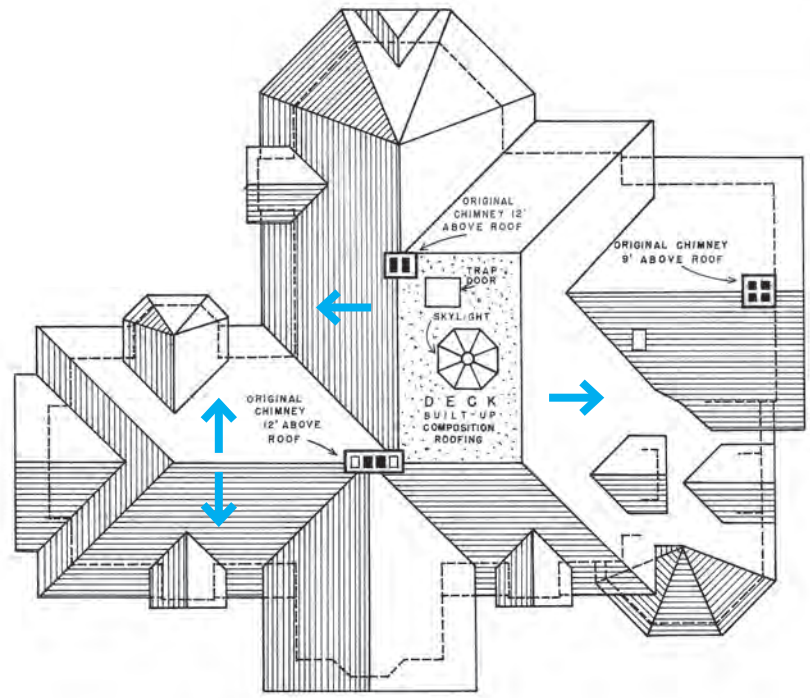
1953 REC CENTER SITE PLAN



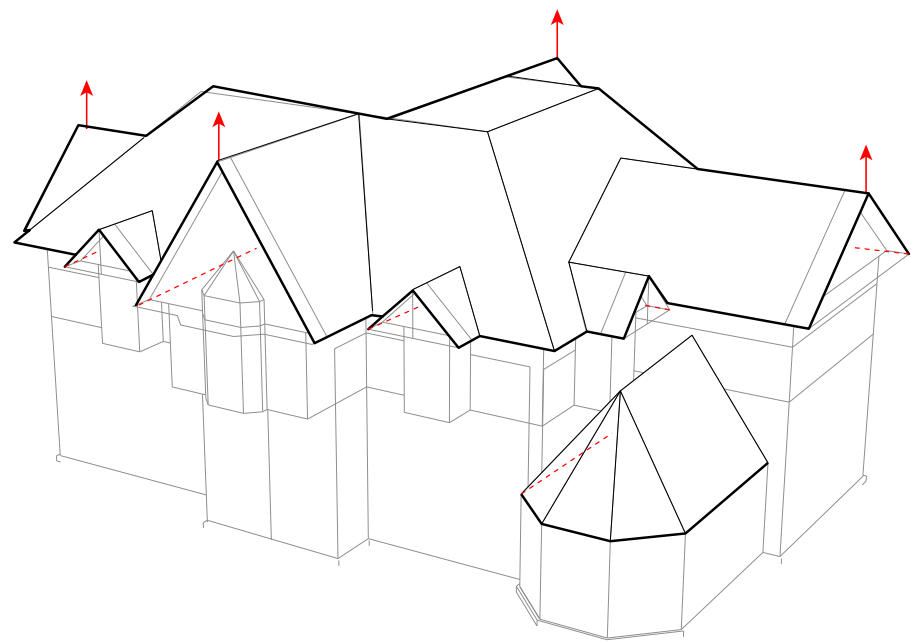
LMS^A



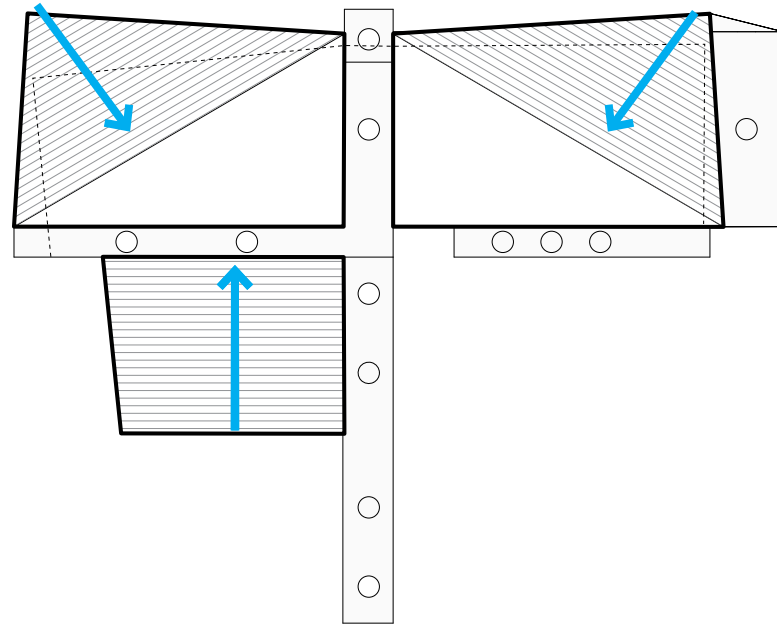
FACADE & ROOFLINE ARTICULATION



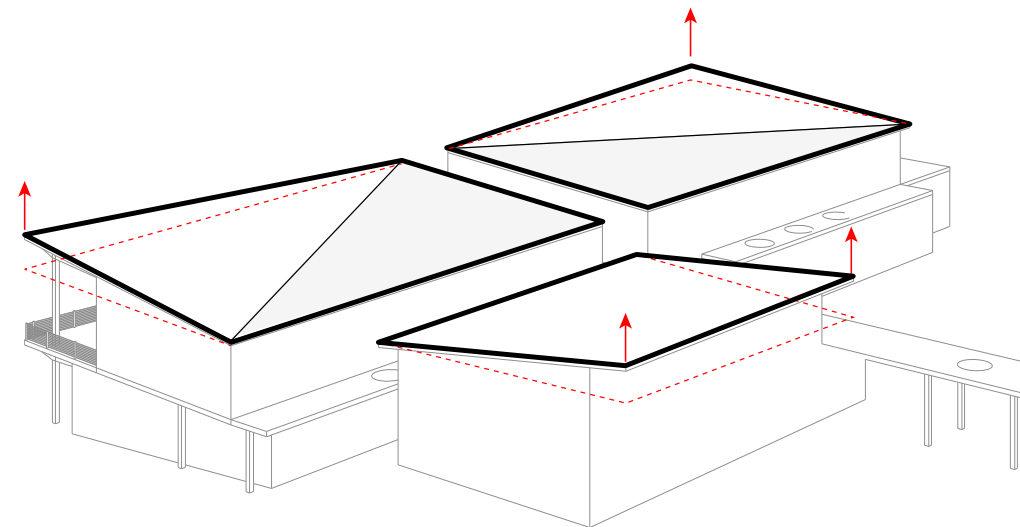
MOSS HOUSE ROOF PLAN



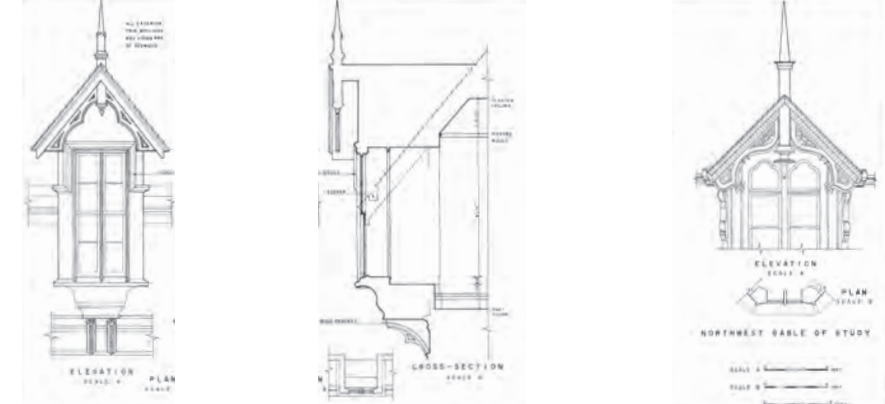
MOSS HOUSE ROOF FORM



COMMUNITY CENTER ROOF PLAN



COMMUNITY CENTER ROOF SHAPE



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ART IS

LMS^A



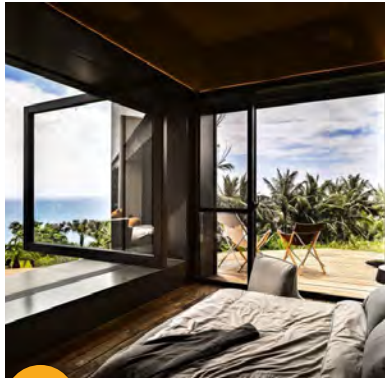
REACHING FOR LIGHT & FRAMING VIEWS



1 SOLAR PHOTOVOLTAICS



5 LIVING ROOF



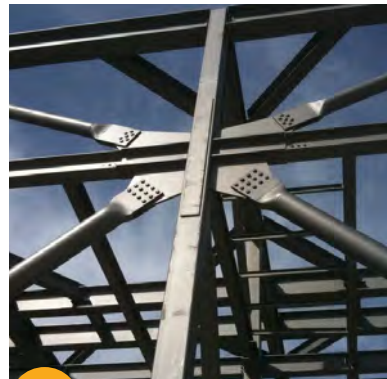
2 OPERABLE WINDOWS



6 VIEWS TO OUTDOORS



3 MASS TIMBER STRUCTURE



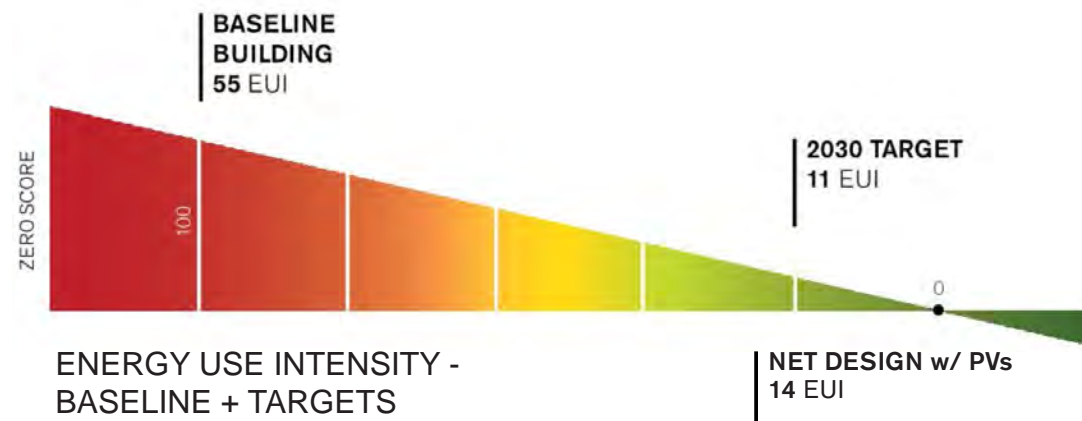
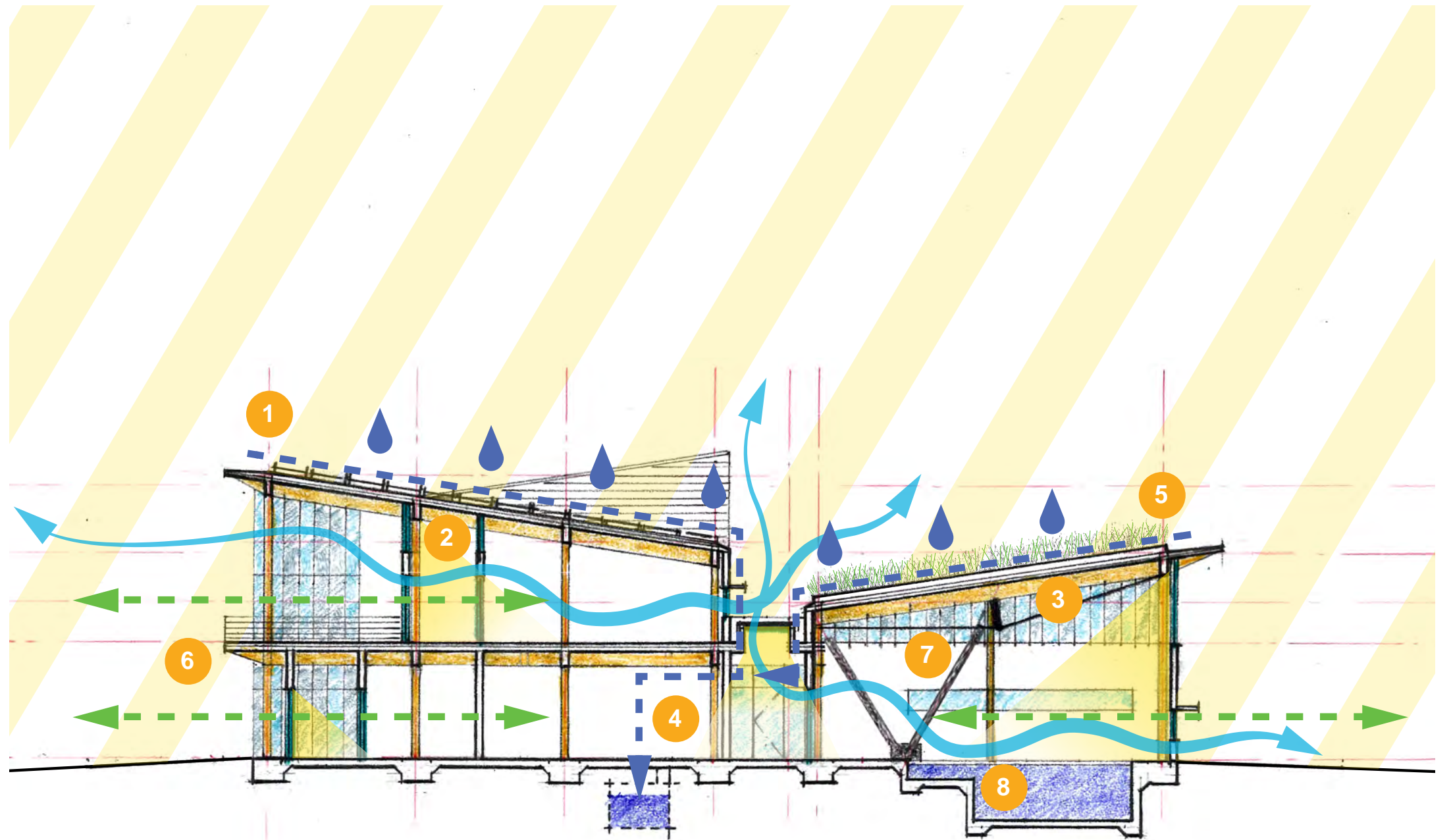
7 RESILIENT LATERAL RESISTING FRAME



4 RAINWATER COLLECTION + REUSE



8 ACCESSIBLE POOL + FACILITIES



LMS^A



SUSTAINABILITY STRATEGIES



PHOTOVOLTAIC
ROOF

WATER CATCHMENT
/ UTILITY ROOF

MASS TIMBER
STRUCTURE

ROOF
DECK

EXTERIOR
STAIR

SLIDING
DOORS

POOL ENTRY
& CANOPY

PLANTED
ROOF



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ART IS

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WEST ELEVATION



MOSS HOUSE / PARK
RESTROOMS

SLIDING
DOORS

SHIPLAP SIDING
SIM. TO MOSS HOUSE

ENTRY
CANOPY

MAIN
ENTRY

MEMORY WALL

SLIDING
DOORS

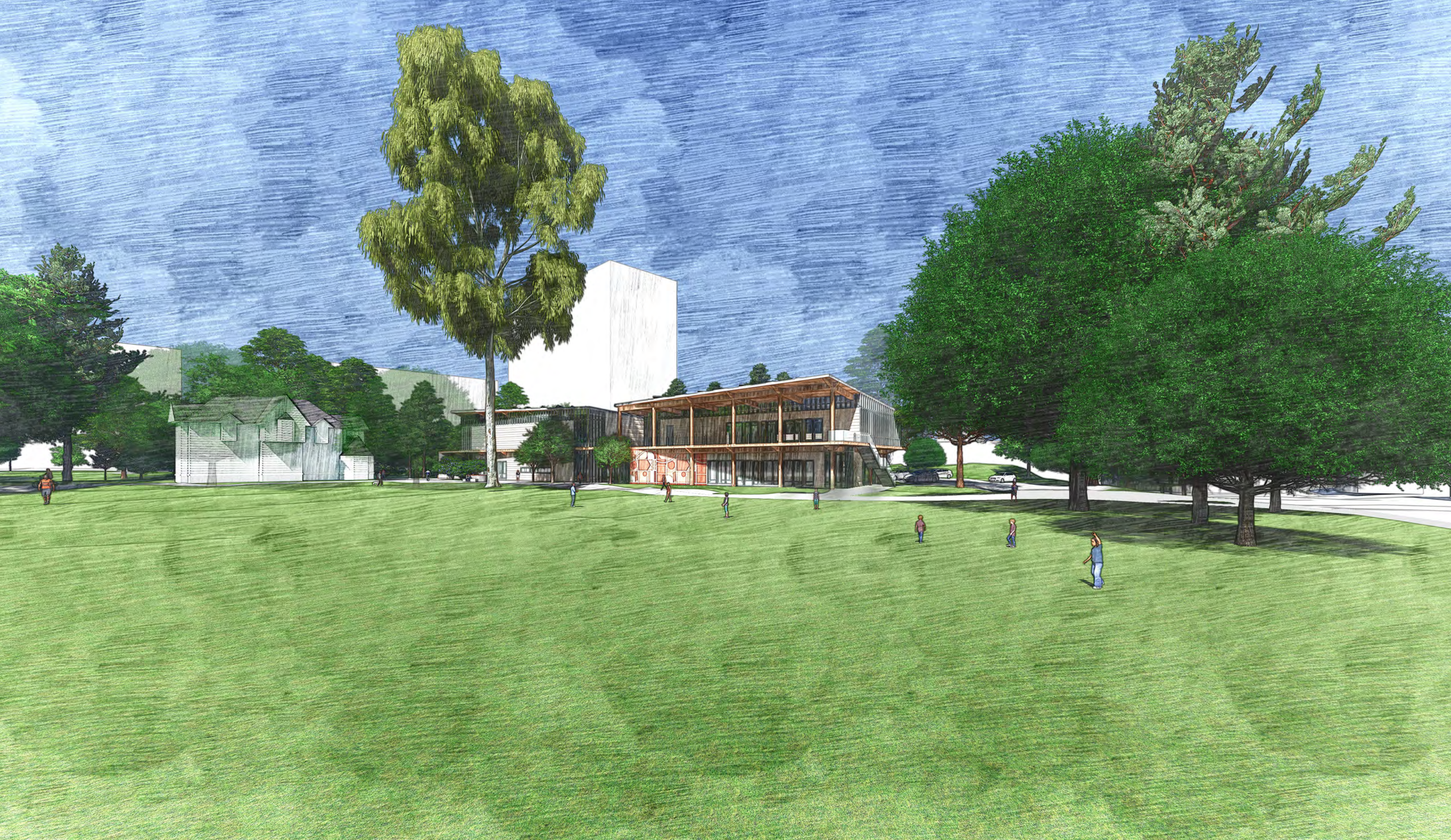
ROOF DECK



LMS^A



NORTH ELEVATION



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ART IS

LMS^A



VIEW FROM BALL FIELD LOOKING SOUTH



LMS^A



VIEW FROM WEBSTER STREET



CITY OF OAKLAND



ART IS

LMS^A



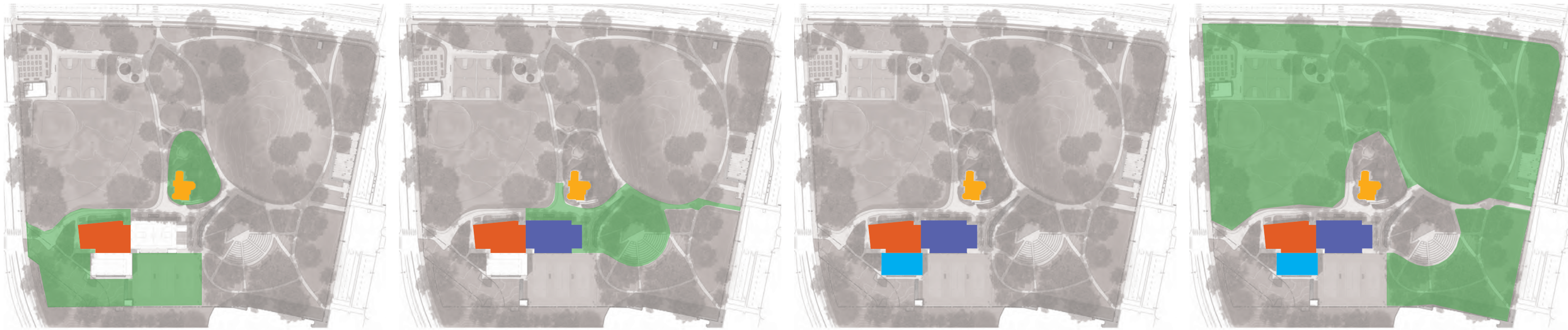
BIRDSEYE FROM SOUTHWEST



LMS^A



MASTER PLAN COLLAGE



LMS^A



PROJECT PHASING